

Knight Frank

Surrey, GU24



A WELL PRESENTED MODERN HOME...

Set among acres of beautiful gardens and grounds boasting its own lake, island and swimming pool.



Local Authority: Surrey Heath Borough Council Council Tax band: H Tenure: Freehold

Guide price: £5,500,000





FAIRBOURNE MANOR

Constructed in 2011 in a Georgian style, you approach the manor through electric iron gates where you are welcomed by a unique circular driveway, with access to its garages for six cars. Walking through the front door you are greeted by a light and spacious hallway giving access to the heart of the home, a bespoke and fully integrated kitchen, breakfast and family room. The kitchen, breakfast and family room is an open plan space with bi fold and French doors opening onto the full width terrace overlooking the fountains and lake among the garden, perfect for entertaining. Off the centralised hallway you can access various reception rooms and the dining room. Adjacent to the kitchen is the dining room also complete with French doors leading onto the terrace and overlooking the lake so you can enjoy your dinner with a view. As you enter the drawing room your eyes are drawn towards the feature fireplace and French and bi folding doors with access to the full width terrace along the back of the property.



















GARDENS AND GROUNDS

The gardens and grounds are vast and measure around 5 acres. The house is designed for you to enjoy the gardens and views seamlessly from one of the many terraces to the rear and west of the house, where you can relax and enjoy views of the lake. The terrace provides a raised walkway for access to the gym/studio with the adjoining garage and gardener's store. The gardens are mainly landscaped with a range of mature borders and trees. Among the gardens is a swimming pool with an adjacent pool house and shower, positioned away to one side of the house, where it benefits from all day sun. Take a wonderful walk around the lake to explore the jetty at the far end with views looking back to the house over the water fountains.





LOCATION

Set in the very popular and idyllic village of Chobham, well known for its charm and fine range of restaurants and boutique shops. Chobham has excellent commuter links to London and the airports, whilst retaining a rural feel, it is also noted for its extensive parkland including Windsor Great Park, Virginia Water and Chobham Common. There is easy access to M3 (J3) and M25 (J11). Less than a 10 minute drive away, Woking also offers a direct train service to Waterloo in 22 minutes. Schools – There is excellent schooling in the area including Eton College, Guildford Grammar school, Sir William Perkins school, Papplewick, St. Mary's Ascot, Wellington College, St George's Weybridge, TASIS at Thorpe and ACS at Egham to name a few. Golf – Wentworth, Sunningdale, Queenwood, Foxhills Country Club amongst many others. Racing/Polo – Racing at Ascot, Epsom, Sandown Park and Windsor. Polo at Guards Polo Club and Ascot Park. Sunningdale 6 miles, Windsor 12 Miles, Guilford 10 Miles, London 32 miles.





Approximate Gross Internal Area

Main House 5151 sq. ft / 479.00 sq. m Outbuildings 1175 sq. ft / 109.00 sq. m Total 6326 sq. ft / 588.00 sq. m







This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Approximate Gross Internal Area = 588.00 sq. m / 6326 sq. ft

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