

InVillages with SIMON BANCE

invillages.com

28 Delta Road

Chobham, Surrey GU24 8PY

An attractive and deceptively spacious detached chalet bungalow, thoughtfully extended to provide approximately 2,322 sq ft of versatile accommodation, situated in a quiet residential road within an easy, level walk of Chobham village High Street.

Beautifully presented throughout, the property is currently arranged to provide four-bedroom ground-floor accommodation and a separate two-bedroom first-floor apartment. This unusual layout offers particular appeal for multi-generational families or those seeking additional independence for relatives, complemented by excellent facilities for working from home.

Distances (approximate):
Woking mainline station - 5 miles/approx 15 mins by car:
Brookwood (mainline station) - 4 miles, Sunningdale - 4.2 miles; Guildford - 10 miles; Windsor - 13 miles; Reading - 19 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 6 miles; M3 (junction 3 Lightwater) - 2.3 miles; Gatwick Airport - 37.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

Price on application

FEATURES & ACCOMMODATION

The heart of the ground floor is an impressive L-shaped open-plan living space, bringing together a stylish kitchen, generous dining and family areas, and a comfortable sitting room. Shaker-style cabinetry, timber work surfaces and a substantial breakfast bar create an attractive and practical kitchen, while a large rooflight and wide garden-facing glazing introduce plenty of natural light. Folding doors open onto the rear terrace, creating a lovely connection between the house and garden and an inviting setting for entertaining.

Four ground-floor bedrooms are served by a family bathroom and an en suite shower room to the principal bedroom, with a separate cloakroom completing the accommodation.

The first-floor apartment provides a spacious sitting room, its own fitted kitchen, two double bedrooms and a shower room accessible from both the landing and one of the bedrooms. Characterful sloping ceilings and dormer windows give this floor an appealing sense of individuality, with ample space for everyday living.

Outside, timber gates open onto a gravel driveway providing parking for three cars. The enclosed rear garden enjoys a high degree of privacy, with mature trees and tall established planting creating an attractive leafy backdrop. A terrace extends across the rear of the house, incorporating a covered seating area, with a small lawn beyond.

A particular asset is the substantial detached outbuilding, incorporating two individual home offices, a modern workshop and a separate garden storage room. Offering valuable space away from the main accommodation, it is ideal for home working, creative pursuits and hobbies.

Chobham's village shops, pubs and restaurants are within an easy, level walk, while nearby Chobham Common offers extensive countryside walks and excellent opportunities for dog walking.













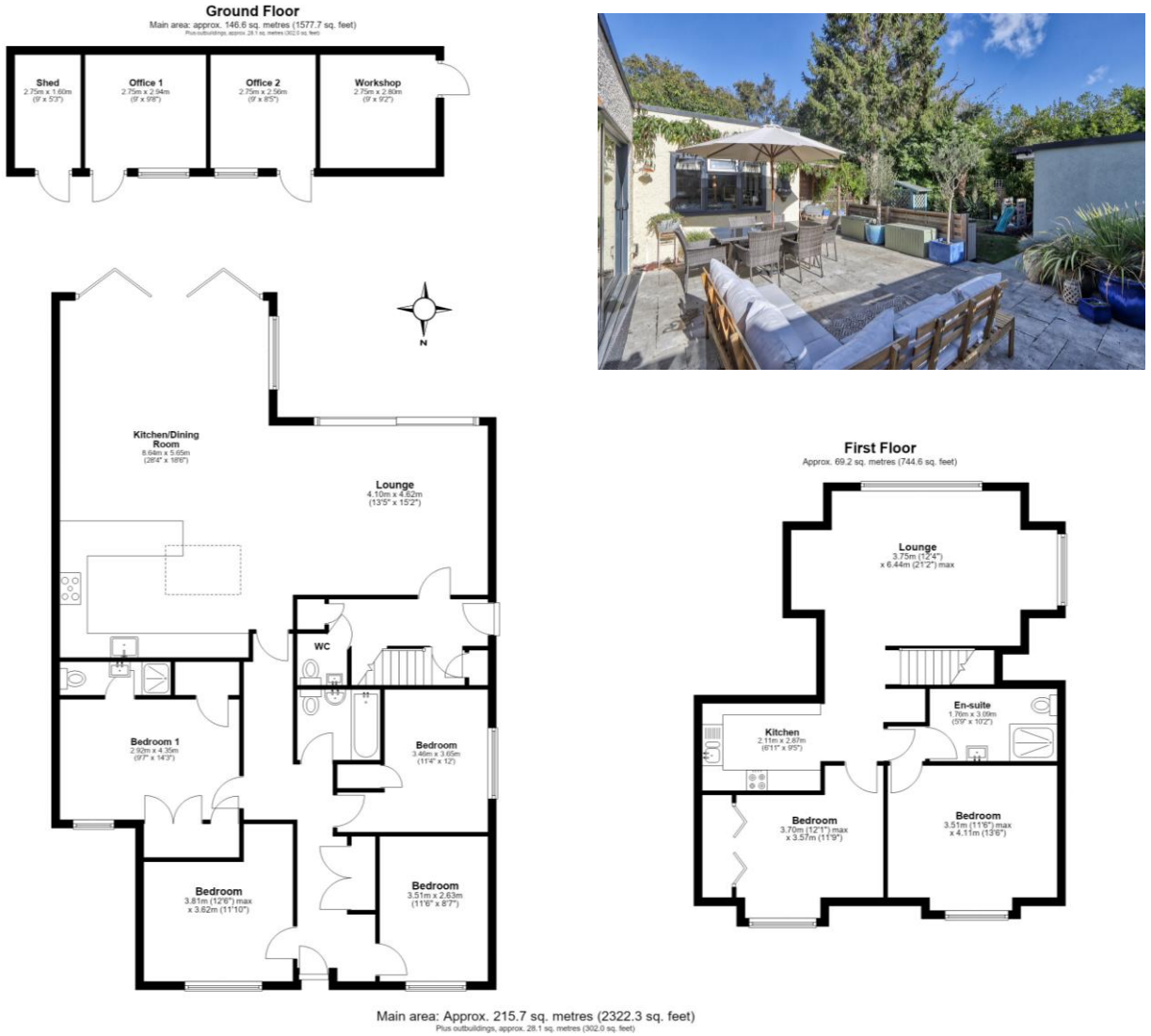
















SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators and partial underfloor.

FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

COUNCIL TAX: Band E
EPC RATING: C

DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout and continue straight over towards Sunningdale. Immediately after the bridge, turn right into Chertsey Road, and take the second turning left after parade of shops into Delta Road. The property will be found on the right hand side.

IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.

InVillages with SIMON BANCE

Specialist Estate Agents Dedicated to Village Property

Telephone: 01276 855788
Email: sales@invillages.com

www.invillages.com