



InVillages
with SIMON BANCE

invillages.com

Laburnum Villas
Pennypot Lane, Chobham, Surrey GU24 8DJ

An elegant and substantial detached Victorian villa, beautifully combining period charm with modern family living, set along a picturesque and highly sought-after country lane on the fringes of Chobham village backing onto open pasture land with delightful views.

Originally two cottages, the property has been thoughtfully unified and enhanced over time to create a spacious and characterful family 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 accommodation is well balanced, offering generous reception space including a formal dining room, a charming lounge with feature fireplace, and a separate study/family room, all complemented by a well-appointed kitchen/breakfast room with adjoining utility and ground floor shower room. There is currently a useful lift installed between ground & first floor.

Upstairs, the property provides five well-proportioned bedrooms, including a principal suite with en-suite shower room, alongside a family bathroom, offering flexible accommodation ideally suited to modern family life.

The home retains a wealth of period features throughout, including fireplaces, high ceilings, and bay windows, while tasteful updates ensure comfort and practicality.

Externally, the property enjoys a particularly impressive rear garden, extending to a considerable length and beautifully maintained, with expansive lawn, mature planting, and 2 greenhouses. The garden backs directly onto open grazing land, affording delightful rural views. To the front, there is shingled off-street parking and access to 2 detached single garages.









Main area: Approx. 170.1 sq. metres (1831.4 sq. feet)
The garage area: 28.1sq. metres (302sq. feet)

SERVICES

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

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 H
EPC RATING: D

DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout and take the first exit onto Bagshot Road towards Lightwater. Proceed for approximately half a mile, then turn left into Pennypot Lane. Follow the lane around the bends and as the lane straightens out, the property will be found about halfway down on the left.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Specialist Estate Agents Dedicated to Village Property

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