

## *Smart Meadows, Chobham, Surrey*



*...an independent 'Passion & Pride' for property...*



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## *Smart Meadows, Pennypot Lane, Chobham, Surrey, GU24 8DL*

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**Situated on the outskirts of the much sought after Chobham Village an exceptional c.55 acre parkland development site offering a rare opportunity so close to central London and communications.**

The site benefits from planning permission (Planning Applications: 23/0948/FFU and 24/0117/PMR) for a substantial and luxury new country house of c. 9,850 sq ft (G.I.A) above ground and further complemented by an impressive 6,318 sq ft (G.I.A) basement. The approved design incorporates leisure amenities including a swimming pool, cinema, bar, games room, gymnasium, sauna and steam rooms, and a dedicated wine cellar.

*‘...an opportunity to create a truly remarkable private estate, surrounded by a patchwork of fields and woodland, in a prime Surrey setting...’*

There is an extant planning permission for a second 3-bedroom dwelling with significant scope and a 3rd dwelling being a mobile home that has been on the land for over 15 years. There are current CLUED planning applications regarding these 2nd and 3rd dwellings.

Currently the site comprises an equestrian facility in a rural setting with a large horse menage, 2 large extended barns incorporating 23 stables, tack rooms, kitchen/toilet facilities, 2 offices, storage, 2 further stable blocks with 8 stables and a further c.10,000 sq. ft of farm buildings/sheds.

There are no public rights of way across the acreage.

***Guide Price: £5,000,000 Freehold***



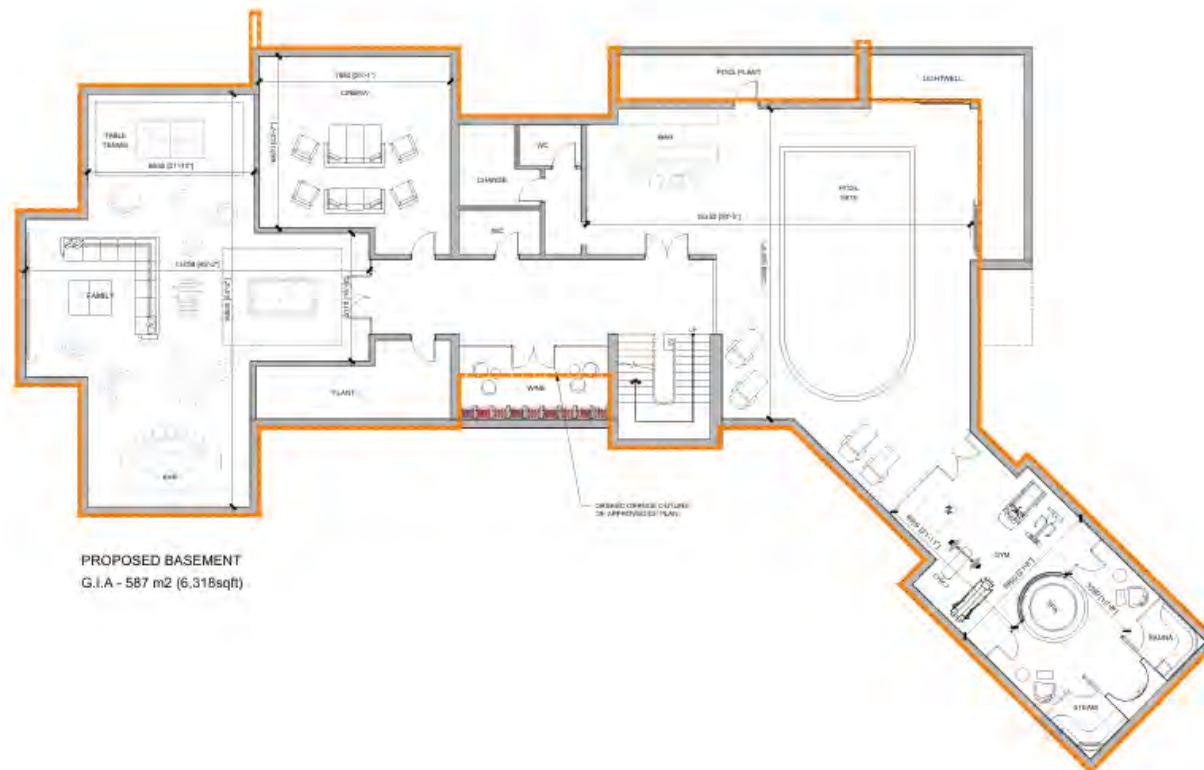
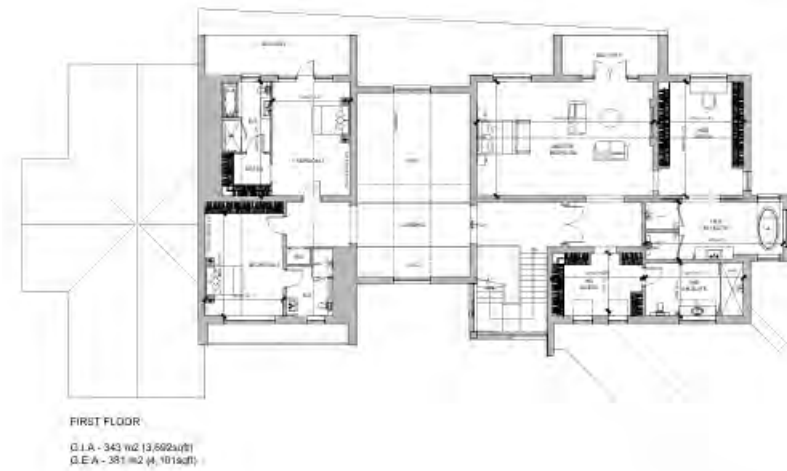
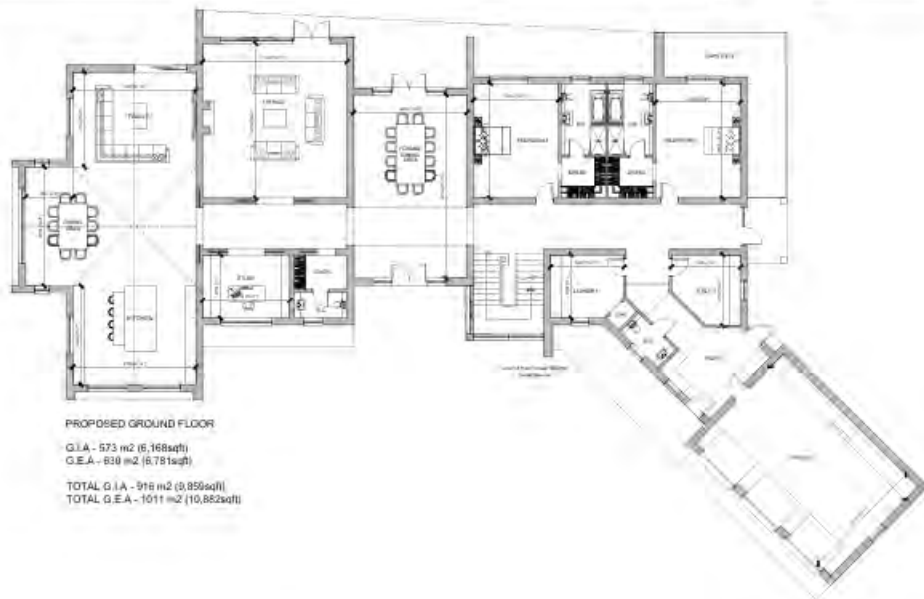


Front elevation—CGI Image





Rear elevation—CGI image







The overall site comprises 3 titles totalling c.55 acres which could be sold in varying parcels as outlined approximately above—blue 24 acres, yellow 22 acres, green 9 acres

Indicative layout only





Drawing Room—CGI Image





Kitchen and family room—CGI image





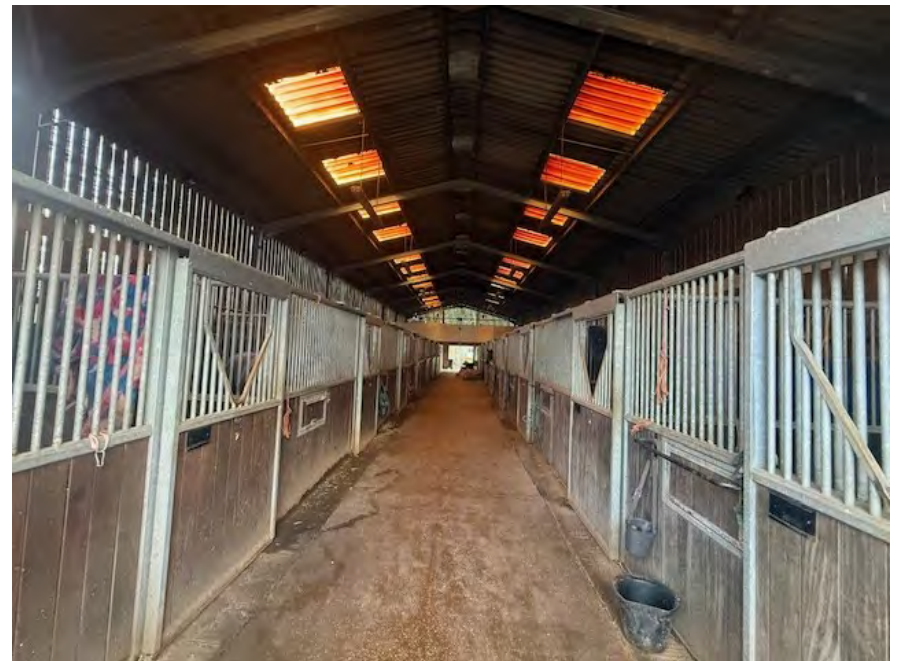
Principal Bedroom Suite—CGI Image





Indoor swimming pool





Sand school, fields, barns and stables—currently on site



## ***General Information***

### ***Travel & Transport:***

*The farm benefits from excellent transport links with the M3 and M25 motorways close by. Woking train station offers a fast and frequent rail service to London Waterloo in just 23 minutes and Heathrow Airport (T5) is only 12 miles away.*

### ***Schools:***

*The area is renowned for its exceptional educational options including Lambrook, Hoebridge, Hall Grove, St. George's Weybridge, Gordon's School and leading international schools ACS Cobham and TASIS Egham.*

### ***Leisure & Entertainment:***

*World-class golf courses at Chobham, Sunningdale, Wentworth, Worplesdon and Foxhills and racing at Ascot, Sandown, Epsom and Windsor.*

### ***Shopping:***

*Chobham offers a delightful selection of local shops, whilst the larger towns of Guildford, Woking and Camberley provide extensive retail and dining options just a short drive away.*

### ***Services:***

*Council Tax—business rates currently*

*Mains electricity*

*Private water supply via borehole/pump*

*Private drainage system*

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