



Brooklands House
Chobham, GU24 8HE



An impressive family home with expansive accommodation, flexible outbuildings and private gardens.

Brooklands House Chobham, GU24 8HE

- ◆ Substantial detached 5-bedroom home.
- ◆ Approx. 5,935 sq ft including extensive outbuildings.
- ◆ Large open-plan kitchen, dining and conservatory area.
 - ◆ Three main reception rooms plus sunroom.
- ◆ Five bedrooms including principal suite with dressing room.
 - ◆ Detached double garage with first floor accommodation.
- ◆ Separate garden room and additional sheds.

Situation

The property is situated on Philpot Lane, close to the village of Chobham, which offers a range of independent shops, cafés, pubs and amenities for day-to-day needs. The nearby towns of Woking, Guildford and Camberley provide a wider selection of shopping, leisure and cultural facilities.

The area is well placed for commuters, with convenient access to the M3, M25 and A3, providing links to London, the wider motorway network and Heathrow and Gatwick airports.

Woking and Sunningdale mainline stations are within easy reach, offering regular services to London Waterloo.

Leisure facilities are plentiful, with Chobham Common close by, along with a number of well-regarded golf clubs including Wentworth, Sunningdale and The Berkshire. Windsor Great Park is also within easy driving distance, offering excellent opportunities for walking, riding and outdoor pursuits.

There is an excellent choice of schooling in the area, both state and independent, including Gordon's School, Hall Grove, Papplewick, LVS Ascot and St George's Weybridge. International schools such as TASIS and ACS are also easily accessible.



Additional Information

Postcode: GU24 8HE

Tenure: Freehold

Council Tax Band: H

Local Authority: Surrey Heath Borough Council 01276 707100

Fixtures and Fittings: Carpets, flooring and integrated appliances are included in the sale.

**Viewing: Strictly by appointment with
Barton Wyatt:**

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Philpot Lane, Chobham, GU24

Approximate Gross Internal Area = 389.4 sq m / 4191 sq ft

Outbuildings = 162 sq m / 1744 sq ft

(Including Eaves Storage)

Total = 551.4 sq m / 5935 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourilabs.co © (ID1259129)



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