

Northbourne

CHOBHAM - SURREY





NORTHBOURNE

CHOBHAM - WOKING - SURREY

Elegant Grade II Listed Georgian village house of exceptional character, combining period charm with beautifully appointed modern living, set within mature private gardens with swimming pool.

Reception hall * cloakroom/WC * two impressive double aspect reception rooms with fireplaces * study * stunning bespoke kitchen/breakfast room with central island and integrated appliances * utility room * formal dining room with retained period features * magnificent orangery/family room with glazed roof lantern and garden views *

Principal bedroom suite with en-suite bathroom * four further bedrooms * family bathroom * additional bedroom 6 / nursery / hobbies room *

Detached garage building with workshop, stores and ancillary accommodation *

Beautifully landscaped gardens with expansive lawn, mature trees and formal hedging * large paved terrace ideal for entertaining * heated outdoor swimming pool with enclosed picket fence surround * gravel driveway and parking *

In all about 0.4 acres

Distances (approximate):

Woking mainline station - 3.1 miles/approx 15 mins by car:

Brookwood (mainline station) - 4 miles, Sunningdale - 4.8 miles; Guildford - 8.7 miles; Windsor - 12.1 miles; Reading - 21.4 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 4.6 miles; M3 (junction 2 Lightwater) - 4.6 miles; Gatwick Airport - 35.7 miles; Central London (WC1) - 31 miles.







A Landmark Georgian Home with Exceptional Gardens

Occupying a prominent position in the heart of Chobham village, Northbourne is a distinguished Grade II Listed Georgian residence, dating from the early 19th century and recognised as one of the area's most iconic homes. Beautifully presented throughout, the property seamlessly blends elegant period detailing with thoughtfully designed modern living spaces.

The ground floor offers a superb balance of formal and informal accommodation, including two fine reception rooms with fireplaces and a dedicated study. At the heart of the home lies a beautifully re-fitted bespoke kitchen/breakfast room, featuring high quality cabinetry, stone worktops and a central island, opening naturally into the living spaces and perfectly suited to modern family life.

A particular highlight is the impressive orangery, added in recent years, creating a light-filled garden room with a glazed lantern roof and panoramic views across the grounds—an ideal space for both entertaining and everyday living. A formal dining room, retaining character features including the original range, provides further versatility.

Upstairs, the principal bedroom suite is complemented by an en-suite bathroom, alongside four further well-proportioned bedrooms and a family bathroom, with an additional room offering flexibility as a nursery or study.

Gardens & Grounds:

The property is set within beautifully maintained gardens extending to approximately 0.4 acres, providing a high degree of privacy. Laid mainly to lawn with mature trees and established borders, the gardens are interspersed with seating areas and a generous terrace adjoining the house. A heated outdoor swimming pool forms a focal point, while a range of outbuildings including garaging, workshop and stores offer excellent additional space and potential.



Situation

Northbourne is ideally situated in the very heart of **Chobham**, one of Surrey's most sought-after and picturesque villages. Renowned for its charming period architecture and strong sense of community, the village offers an excellent selection of boutique shops, cafés, traditional pubs and well-regarded restaurants.

More extensive shopping and leisure facilities can be found in nearby Woking, Guildford and Windsor, all within easy reach, while the area is exceptionally well served for schooling, with a number of highly regarded independent and state schools nearby.

For outdoor pursuits, the surrounding countryside is outstanding. **Chobham Common**, a National Nature Reserve extending to over 1,400 acres, provides superb walking, riding and cycling opportunities. The area is also renowned for its world-class golf courses, including Wentworth, Sunningdale and Queenwood, as well as polo at Guards Polo Club and racing at Ascot and Windsor.

Transport connections are excellent, with Woking mainline station offering fast and frequent services to London Waterloo (approximately 27 minutes), and convenient access to the M3, M25 and Heathrow Airport, making the property ideal for both commuters and those seeking a well-connected country lifestyle.









Northbourne, 6 Windsor Road, Chobham

Approximate Gross Internal Floor Area :
 Ground Floor 179.42 sq m / 1931 sq ft
 First Floor 145.07 sq m / 1562 sq ft
 Garage 74.97 sq m / 807 sq ft
 Garage 1st Floor 22.38 sq m / 241 sq ft
Total 421.84 sq m / 4541 sq ft





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 G

POSTCODE: GU24 8NA

DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout and continue straight over past the village war memorial and over the bridge into Windsor Road. The property will be found just past the junction with Chertsey Road 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.

Simon Bance
SIGNATURE HOMES

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