

THE PRIVATE OFFICE :
REAL ESTATE

MEADOW VIEW

ON CHOBHAM GOLF COURSE

MEADOW VIEW, CHOBHAM ROAD, CHOBHAM, GU21 2TU

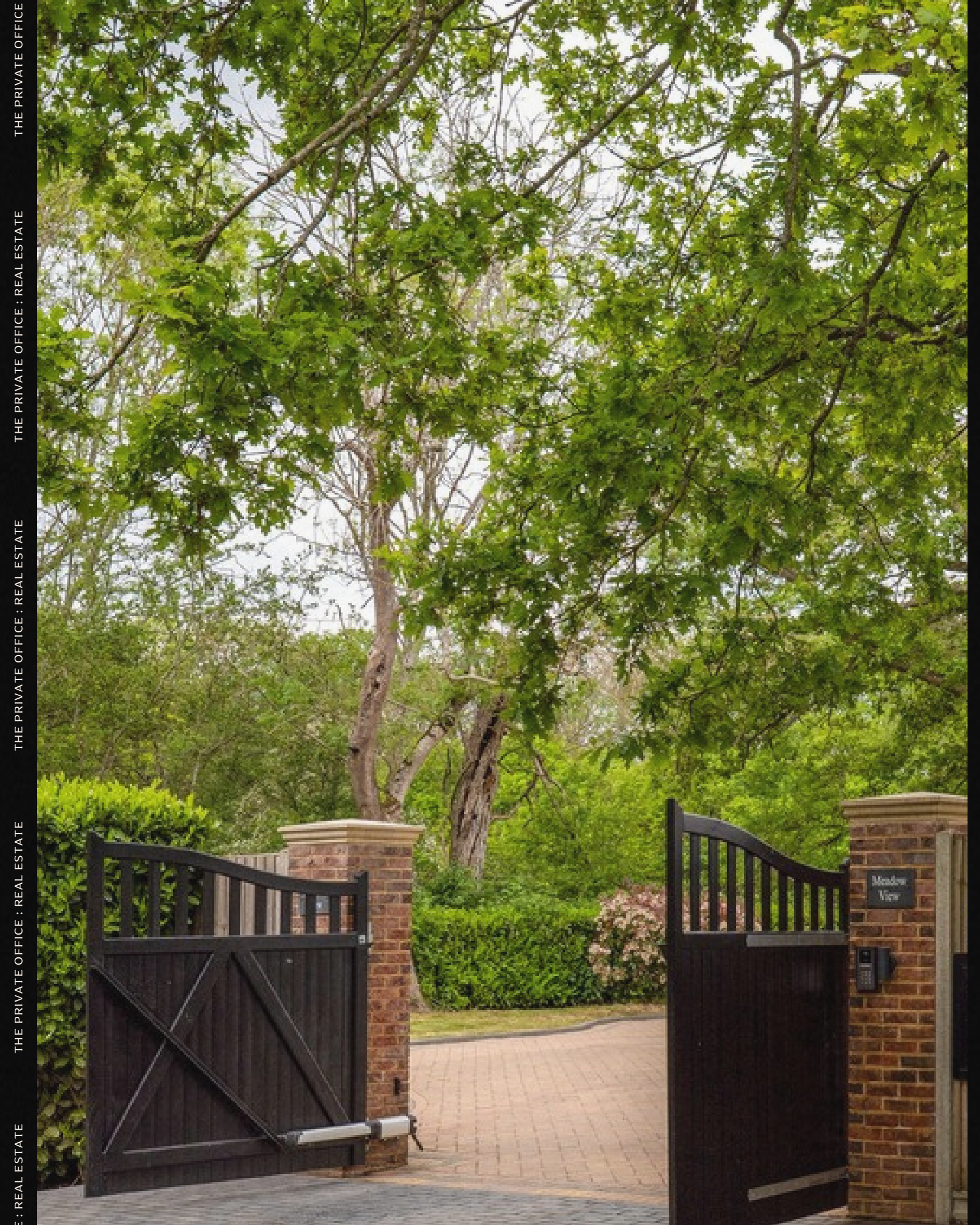
WELCOME HOME

Set in a plot of almost two acres, surrounded by paddock land and golf course, Meadow View is a well presented family home extending to over 4,200 sqft of internal space.

Sat behind electric gates and a grand circular driveway, Meadow View comprises four double bedrooms, three large reception rooms alongside a spacious open plan kitchen/family room, and external office/exercise space.

Outside is a covered boxing training area with LED lighting, and access to the office space, with the garden split between formal garden space and paddock.

The home has been recently redecorated throughout, and whilst having been kept in excellent condition by the current owners it also offers scope to add a purchasers own character to the home.



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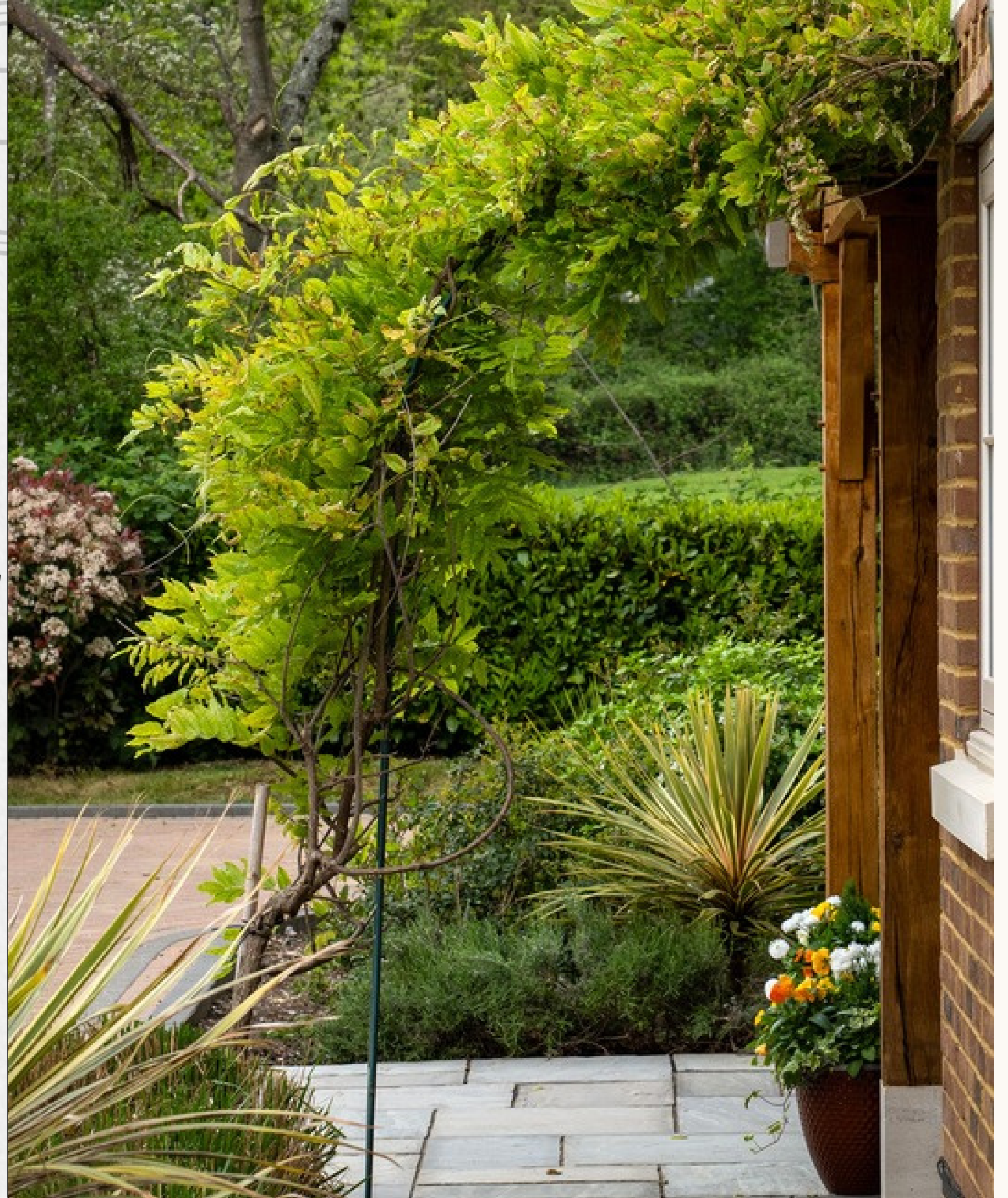
THE ACCOMMODATION

Meadow View is laid across the ground and first floor, extending to over 4,200 sqft of internal space with an additional external office space.

The ground floor centres around the entrance hallway, a wide and light space that offers access to the two front reception rooms, the kitchen/family room, a WC and the staircase to the first floor.

On the floor are four double bedrooms, all spacious and with the primary and secondary bedrooms benefitting from en suite bathrooms. The principal bedroom suite also contains a walk in wardrobe, and overlooks the garden and paddock to the rear of the home.

A family bathroom completes the accommodation on the first floor, with the landing and stairwell lit by a large lantern ceiling above.



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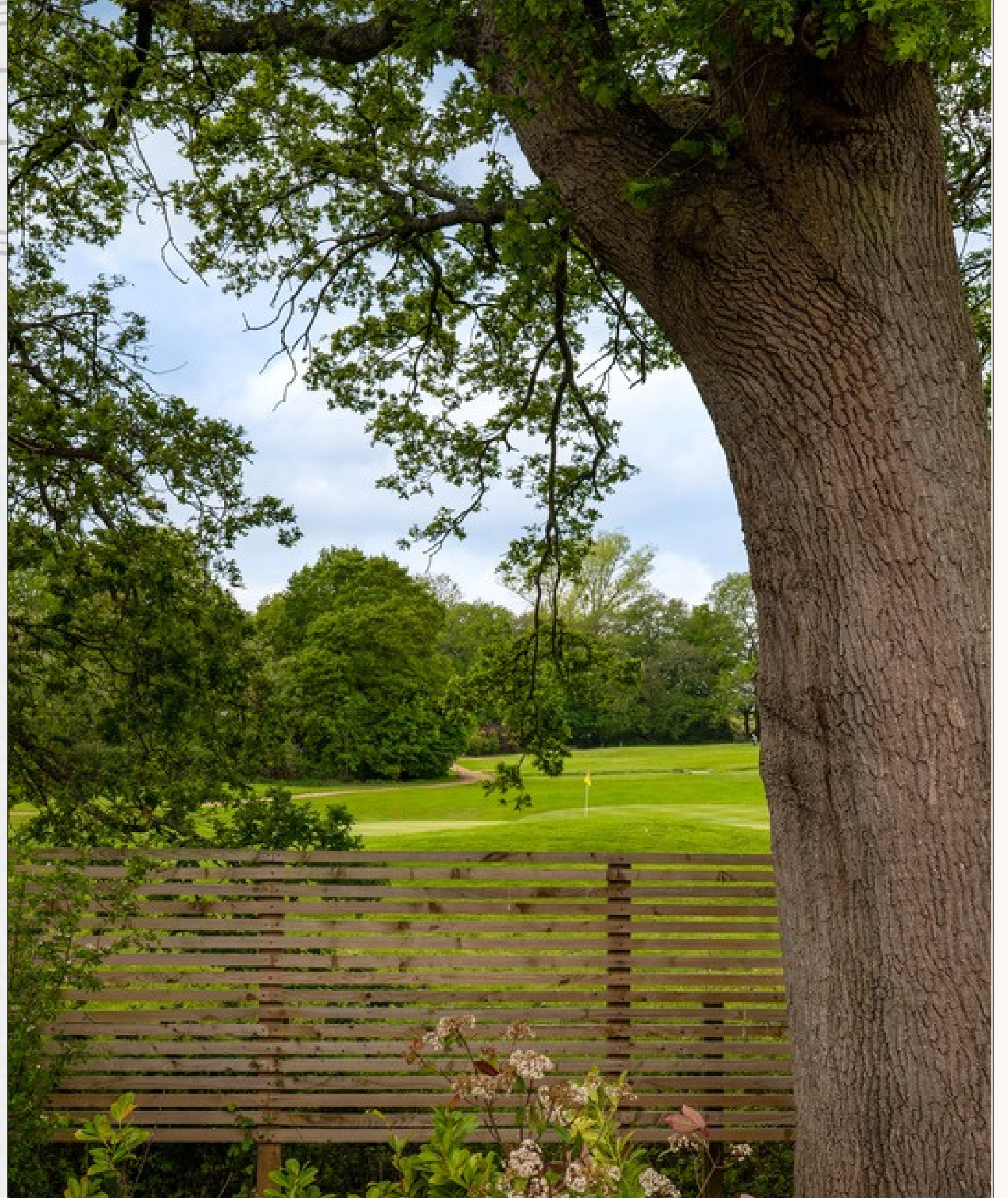
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THE SETTING

Accessed by a discreet lane leading to electric double gates, and the circular driveway to the front of the home, Meadow View sits in a 1.75 acre plot surrounded by private paddock land and Chobham Golf Club.

The property itself offers scenic views in every direction, and whilst being conveniently located for a range of transport links and amenities the setting still feels rural in nature.

With both Woking and Guildford a short drive away, access to local schooling, sports and events is almost unrivalled. Meadow View is a remarkably convenient family home, whilst still offering the lifestyle benefits of a large plot/golf access.



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MEADOW VIEW, CHOBHAM ROAD, KNAPHILL
Gross Internal Area (Approx.)
Total Area = 391 sq m / 4,208 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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