



PENNYPOT LANE,

Chobham GU24



STUNNING DETACHED FAMILY HOME

Set on the prestigious Pennypot Lane, Chobham, this substantial detached residence offers well-arranged accommodation across three floors.



5-6

4

5-6

B

Local Authority: Surrey Heath Borough Council

Council Tax band: H

Furniture: Optional

Minimum length of tenancy: 12 months

Deposit amount: £17,307.69

Available date: 01/05/26

Guide price: £12,500 per month



EXCEPTIONAL GROUND FLOOR LAYOUT

The welcoming entrance hall leads to a generous reception hall providing access to the principal living spaces. There is a spacious reception room positioned to the front of the house, alongside a dedicated study.

To the rear, the house opens into a large kitchen / dining room, designed as a central hub for everyday living, with direct connection to the garden. A family room sits adjacent, creating flexible living space. This level also includes a utility room, cloakroom, and internal access to the double garage.







LUXURIOUS LIVING

The lower ground floor provides excellent additional accommodation comprising a cinema room, a games room, which could serve as a comfortable bedroom and a gym, offering ideal leisure and lifestyle facilities. There is also Bedroom 5 on this level, along with a utility area, boiler room, and additional storage space.

The first floor hosts the main bedroom accommodation. The principal bedroom suite benefits from a dressing area and a private en suite bathroom. Four further well-proportioned bedrooms are arranged around the landing, several with en suite facilities and built-in storage, allowing for flexible family or guest arrangements.

The property enjoys an expansive garden, enhancing the sense of space and privacy and providing an excellent outdoor extension to the living .



LOCATION

Chobham has an excellent transport network with close proximity to the M25, M3 and M4 motorways. The closest train station is Woking with a regular train service (4.8 mi) to London Waterloo 26 mins. Heathrow airport (13.4 mi) and Gatwick (34 mi) miles approximated.

Education facilities in the area are exceptional and include Coworth Flexlands, Gordon's, Eton College, Papplewick, Charters, LVS, The Marist, Bishpogate, St George's Ascot, Wellington, St Mary's, Hall Grove, Heathfield, Sunningdale School and St John's Beaumont. There are also two highly regarded international schools, ACS and TASIS. Sporting facilities in the area include golf at Sunningdale, Fox Hills and Wentworth, polo at Smith's Lawn, Guards Academy, Westcroft Park and horseracing at Ascot and Windsor.

Other attractions in the area include Virginia Water Lake, Savill Gardens, RHS Wisley Gardens Windsor Great Park, Windsor Castle and Legoland.

Chobham is charming, quaint village with a lovely high street. The high street is home to pubs, restaurants, locally owned shops and well-known food shops. Chobham also has a stunning church that chimes on the hour.







Pennypot Lane, Chobham

Approximate Area = 5528 sq ft / 513.5 sq m (excludes garage)

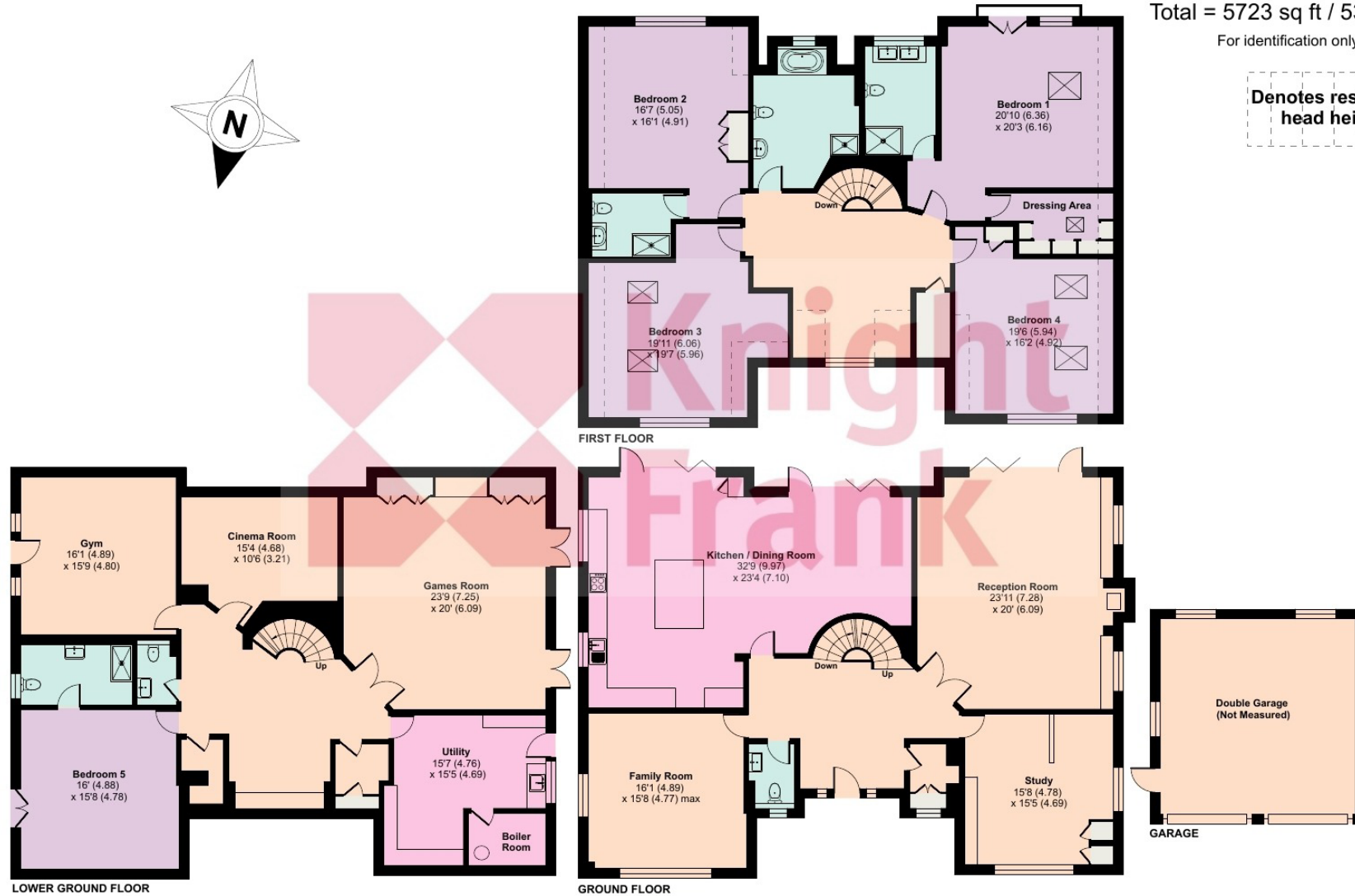
Limited Use Area(s) = 195 sq ft / 18.1 sq m

Total = 5723 sq ft / 531.6 sq m

For identification only - Not to scale



Denotes restricted head height



(Including Basement / Loft Room)
Approximate Gross Internal Area = 5,723 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Kavita Walker
01344 299 397
kavita.walker@knightfrank.com

Knight Frank Ascot Lettings
59 High Street
SL5 7HP

Katie Green
01344 293 156
katie.green@knightfrank.com

Your partners in property

[knightfrank.co.uk](https://www.knightfrank.co.uk)

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.