



CHATTERTON | REES



Chobham , GU24 8HG  
Guide price £3,500,000





# Chobham

, GU24 8HG

- Development Opportunity
- 15,000+ sq ft
- Five Bathrooms
- Circa 2 acres - more land available under separate negotiations
- Five Bedrooms
- Underground parking for 8 cars

Consent has been granted to replace the existing agricultural buildings with a single dwelling of up to 15,000+ square feet. Situated on circa 3 acres of land (more acreage can be acquired under separate negotiations), the property offers amazing views over fields and woodland beyond within a private estate in a quiet corner of leafy Chobham.

Plans include a grand reception hall with a turning staircase and skylight above, private study, drawing room, formal dining room overlooking the gardens, open plan kitchen/breakfast/family room, boot room, utility and WC. The main suite features his and her dressing rooms and en-suite bathroom.

The basement floor includes an 8 car & 10 motor bike garage with car turning circle, games room and bar area.

Chobham is a quintessential Surrey village with a broad range of traditional independent shops and businesses on the high street. Highly commutable, situated near the M3 and M25 motorways and around a 15-minute drive to either Woking or Sunningdale railway stations, Chobham has long been recognised as an ideal escape to the country with easy access to the City of London. Frequent flyers will also find both Farnborough International Airport and Heathrow within 30-minute drive.

Guide price £3,500,000



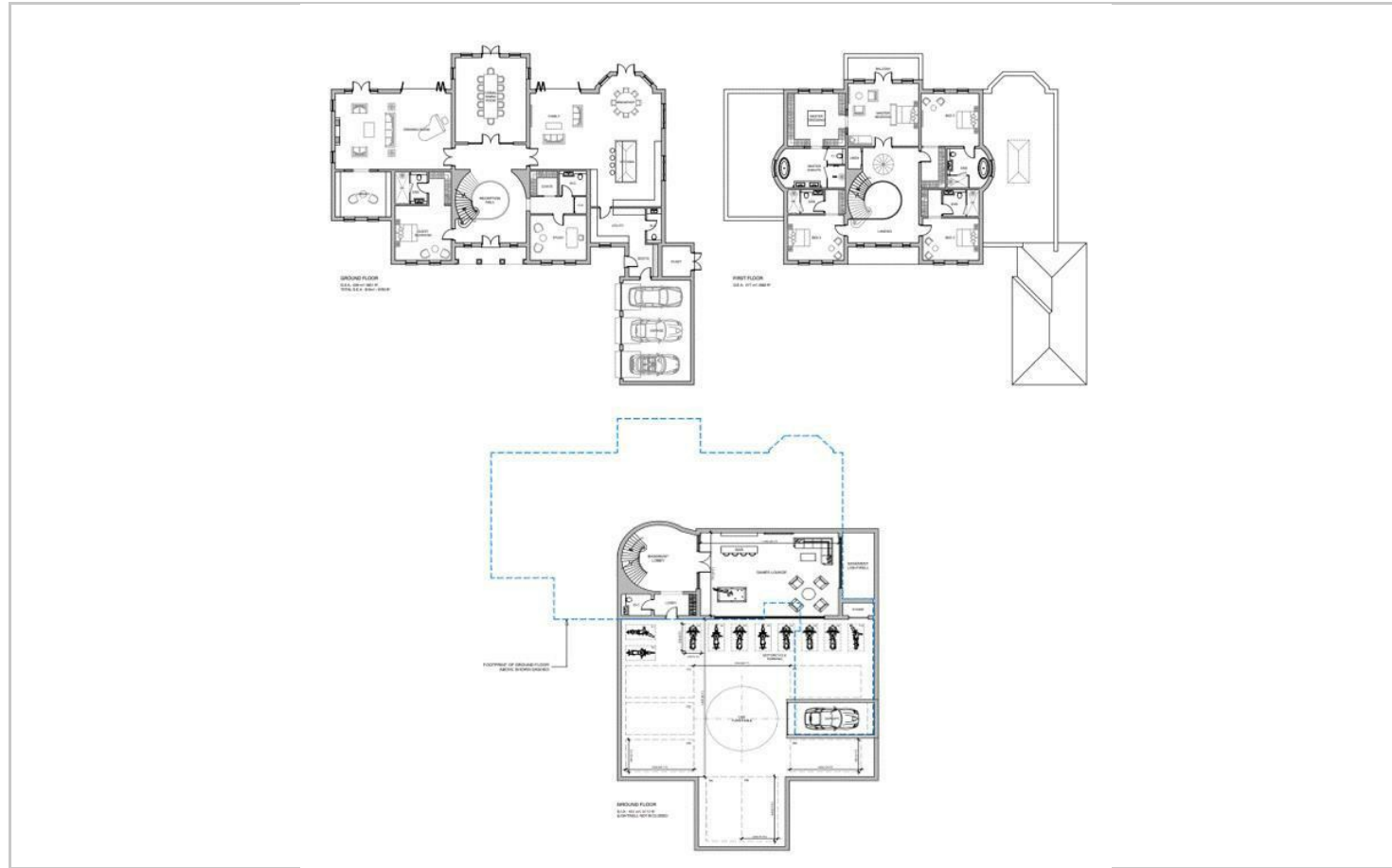


**Directions**

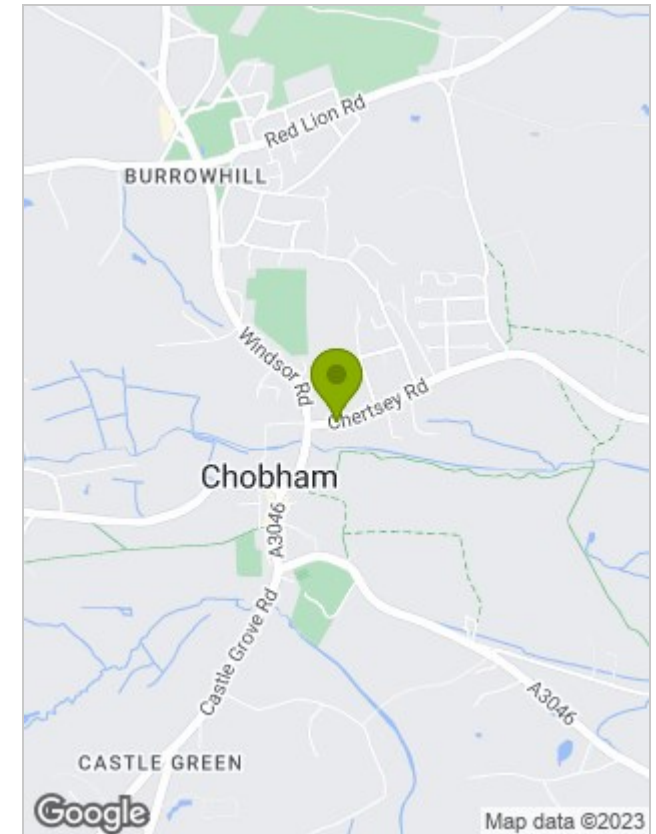




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-81) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.