



Delta Road | | Chobham | GU24 8PZ

Offers Over £1,100,000

Freehold

Waterfords W
Residential Sales & Lettings

Delta Road | Chobham | GU24 8PZ Offers Over £1,100,000

Located in the highly desirable Delta Road, Chobham, this stunning five-bedroom detached family home offers an exceptional blend of modern design and practical living. Built in 2024 by the acclaimed New Globe Homes, the property is arranged over three floors and showcases an impeccable specification throughout.

- Located on the highly desirable Delta Road in Chobham, offering modern design and practical living.
- Spacious ground-floor living room featuring a charming log-burning stove for cozy evenings.
- Two sets of French doors open onto a beautifully landscaped rear garden, ideal for indoor-outdoor living.
- First floor offers four generously sized bedrooms, including a luxurious principal suite with an en-suite shower room.
- External features include a stunning rear garden, detached garage, & secure off-road parking for multiple vehicles.
- Built in 2024 by the acclaimed New Globe Homes, arranged over three thoughtfully designed floors.
- Showstopping kitchen/diner/family room with sleek stone worktops and high-quality integrated appliances.
- Ground floor also includes a utility room and a convenient downstairs WC.
- Versatile fifth bedroom on the second floor, perfect as a home office or study.
- Premium extras include gas central heating, underfloor heating, solar panels, an electric car charging point, and pre-wiring for electric gates and satellite TV.





The ground floor features a spacious living room with a charming log-burning stove, perfect for cozy evenings, alongside a showstopping kitchen/diner/family room. The kitchen is finished to an exemplary standard, boasting ample storage, sleek stone worktops, and high-quality integrated appliances. Two sets of French doors open onto a beautifully landscaped rear garden, seamlessly connecting indoor and outdoor living spaces. This level also includes a utility room and a convenient downstairs WC.

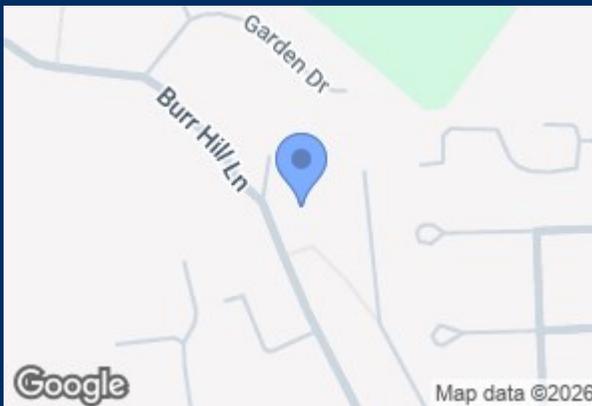


The first floor accommodates four generously sized bedrooms, including a luxurious principal suite with an en-suite shower room, while the remaining bedrooms share a well-appointed family bathroom. On the second floor, the versatile fifth bedroom offers the ideal space for a home office or study. Externally, the property impresses with a stunning rear garden, a detached garage, and secure off-road parking for multiple vehicles. Additional premium features include gas central heating, underfloor heating, solar panels, an electric car charging point, and pre-wiring for electric gates, satellite TV, and an additional charging point. With its prime location offering easy access to village shops, popular schools, and transport links, this exceptional home is offered to the market with no chain and a 10-year structural warranty.



Contact Waterfords today to arrange your viewing and avoid disappointment.





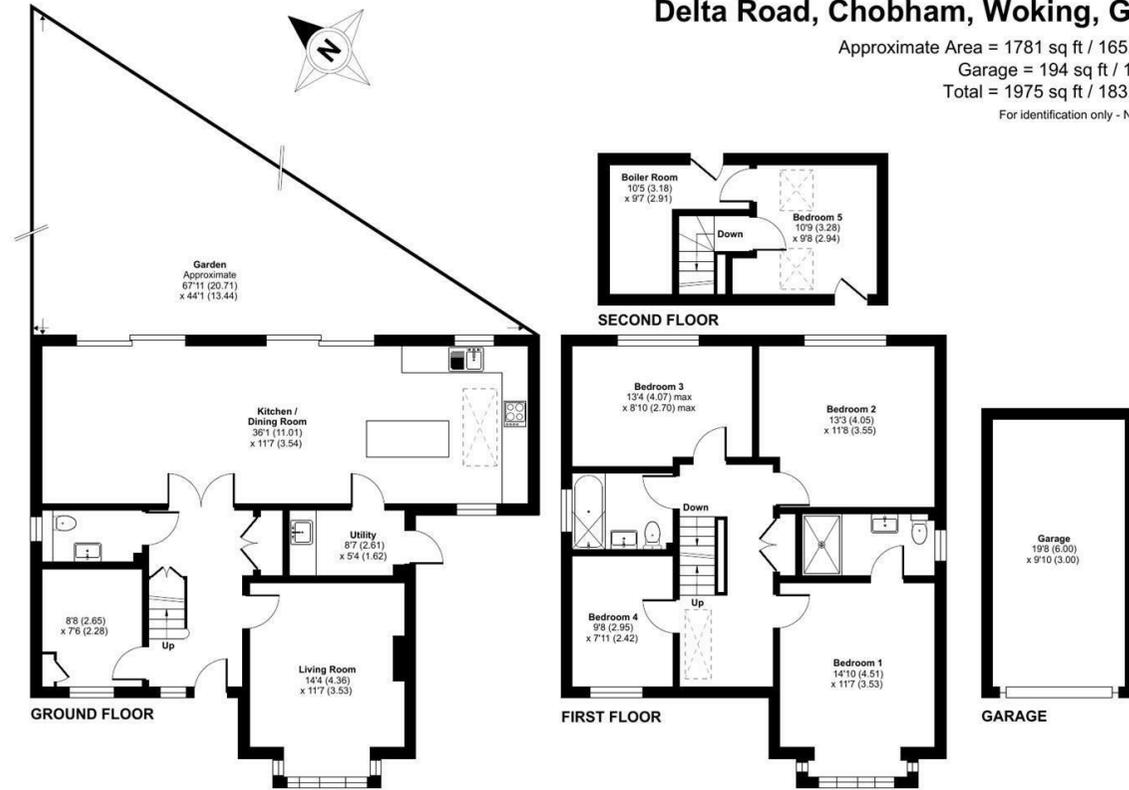
Delta Road, Chobham, Woking, GU24

Approximate Area = 1781 sq ft / 165.4 sq m

Garage = 194 sq ft / 18 sq m

Total = 1975 sq ft / 183.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Waterfords. REF: 1161852



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		100	100
(11-11) B			
(10-10) C			
(9-8) D			
(7-6) E			
(5-4) F			
(3-2) G			
Not energy efficient - higher running costs			
(1-1) G			
England & Wales		EU Directive 2002/91/EC	

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