

THE CHOBHAM PARK ESTATE

CHOBHAM • SURREY

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A magnificent estate in a rural yet convenient situation with exceptional equestrian facilities

A period Manor House with Entrance hall • Reception hall • Drawing room • Kitchen/breakfast room • Dining room • Study
Morning room • Guest cloakroom • Laundry room • Second cloakroom • Wine cellar

Principal bedroom suite with dressing room and en suite bathroom
7 further bedrooms • 5 further bathrooms (2 en suite)

Beautiful formal and lawned gardens • Outdoor swimming pool

Jacuzzi • Tennis court • Coach House with garaging for 4 cars

Gymnasium • Billiard room • Private offices with 3 conference rooms

3 secondary residences • Outstanding stable courtyard • Extensive parkland • Post and rail paddocks and woodland

In all about 53.75 acres

All photographs as previously furnished

For sale freehold

Chobham 1.4 miles • Fairoaks airfield 1.7 miles • M25 (Junction 11) 3 miles • M3 (Junction 3) 5 miles
Woking (Waterloo about 25 minutes) 4.5 miles • Ascot 8 miles • Windsor 9 miles • Guildford 9 miles
Farnborough Airport 14 miles • Heathrow 15 miles • Central London 33 miles • Gatwick 37 miles
(Distances and time approximate)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.





The Chobham Park Estate

The Chobham Park Estate comprises an outstanding principal house set in a wonderful rural position, surrounded by formal gardens and grounds set in approximately 53.75 acres. There are three excellent secondary properties comprising Chobham Park Cottage, Little Chobham Park Cottage and the Tithe Barn, all accessed off a separate spur from the main drive. There is also extensive stabling on the estate within the main stable courtyard near to the main house.











Chobham Park House

Chobham Park House is an elegant Grade II Listed manor house with a classic Georgian façade believed to date from around 1700. The property is approached along a tree-lined driveway and the immediate gardens and grounds are accessed through impressive stone pillared entrance gates. The gravel drive leads to a large parking area to the side of the house. The property offers light and well-proportioned rooms, all enjoying superb views over the gardens and grounds.

The ground floor comprises an elegant light reception hall, drawing room, dining room, study, family kitchen/breakfast room, morning room, guest cloakroom, utility room and second cloakroom.

On the first floor there is an impressive principal suite, with a large double aspect bedroom, en suite bath/shower and a fabulous dressing room, together with a second bedroom suite, two further bedrooms and a family bathroom.





Further accommodation can be found on the second floor where there is a bedroom suite with balcony, two further bedrooms and a family bathroom, together with an additional sitting room on the top floor. A second set of stairs from the kitchen provides access to the eastern side of the house, where on the first floor there is a study and a fabulous triple aspect sitting room. On the top floor, on the eastern side of the house, is a further shower room and a dressing room.





Gardens and grounds

The gardens and grounds are a particular feature of Chobham Park House, providing a parkland feel, with beautiful lawned gardens and mature trees, box hedging, herbaceous borders and an ornate pond with fountain. The property further benefits from an outdoor heated swimming pool and a sunken Jacuzzi, all screened from the house along with a recently re-surfaced hard tennis court.





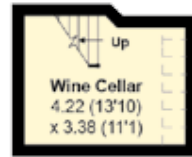




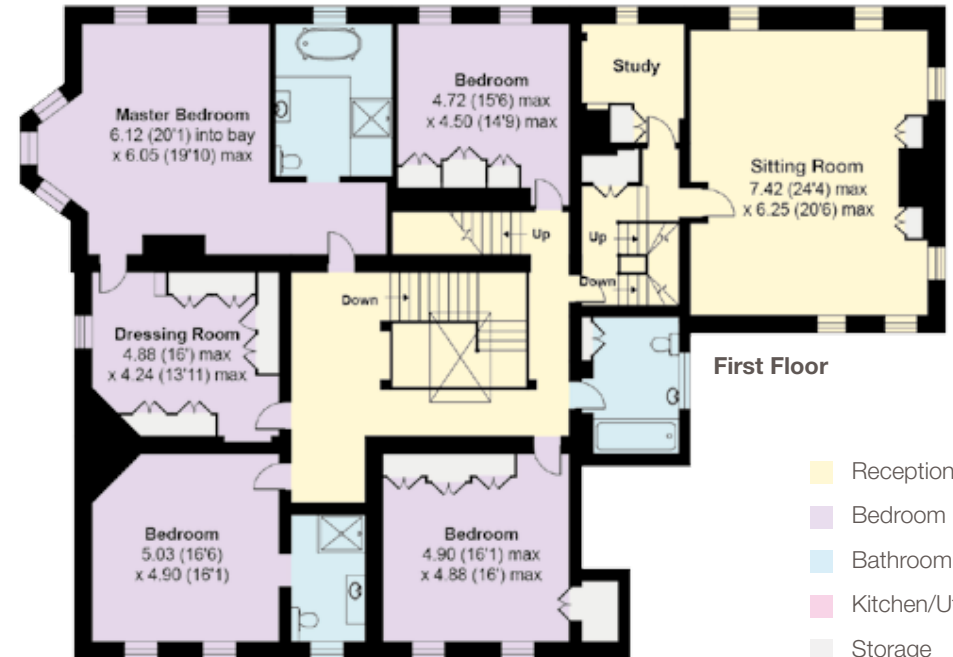
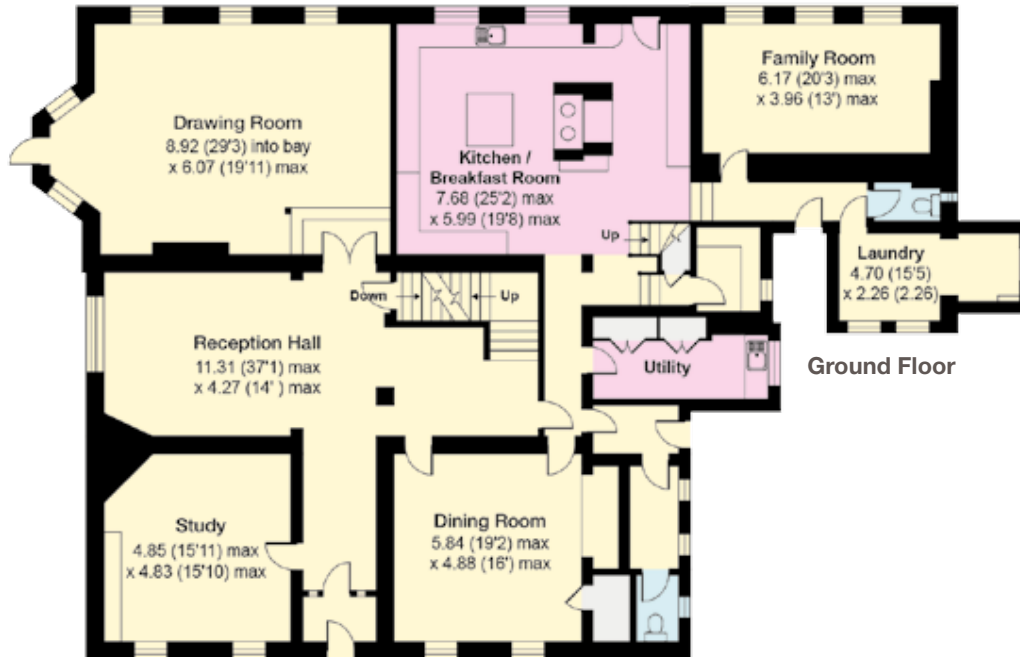
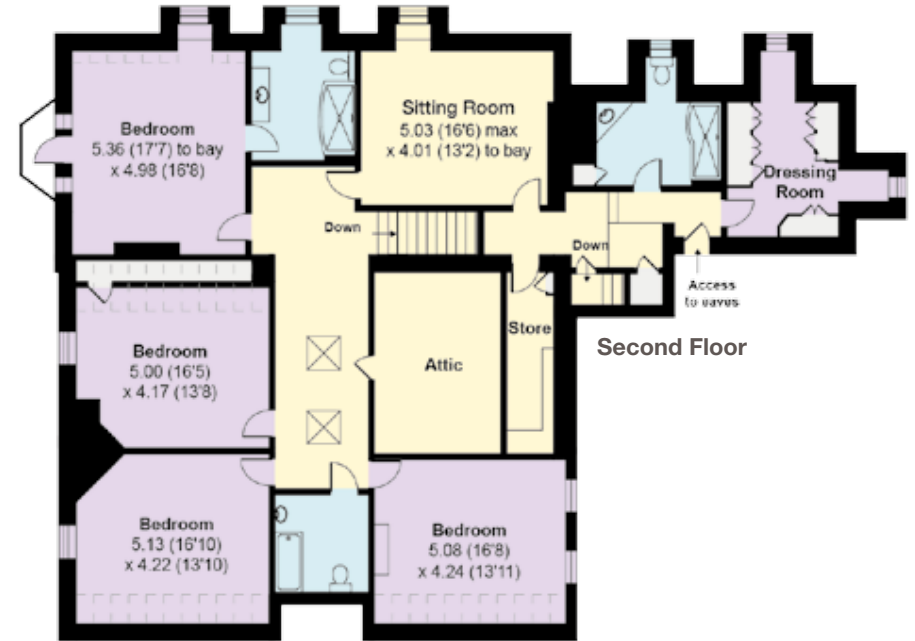
CHOBHAM PARK HOUSE
Approximate Gross Internal Floor Area

782.9 sq.m. or 8427 sq.ft.
 (Excludes restricted head height/attic/outbuilding)

Denotes restricted head height



Lower Ground Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

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

Coach House

Adjacent to the main house is the coach house which offers garaging for four cars, a gym and a first floor games room.

Private Offices

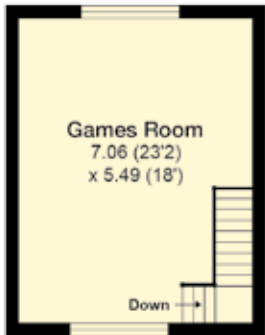
There is an additional building adjacent to the main house, which is a converted barn laid out to provide excellent offices with a meeting room, sitting room, office, store room, kitchen and cloakroom.

Approximate Gross Internal Floor Area

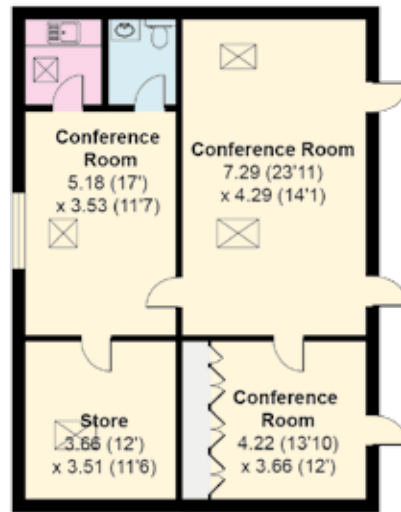
Coach House: 184.5 sq.m. or 1986 sq.ft.

Private Offices: 88.1 sq.m. or 949 sq.ft.

COACH HOUSE



Coach House
First Floor



PRIVATE OFFICES



Coach House
Ground Floor



Coach House



Coach House



The Tithe Barn

The Tithe Barn

The Tithe Barn is a substantial timber framed and clad barn conversion comprising a galleried reception/dining room with kitchen/ breakfast room on the ground floor and two large en-suite bedrooms on the first floor with a galleried landing. The Tithe barn has a beautifully landscaped private garden and is ideal as guest accommodation.

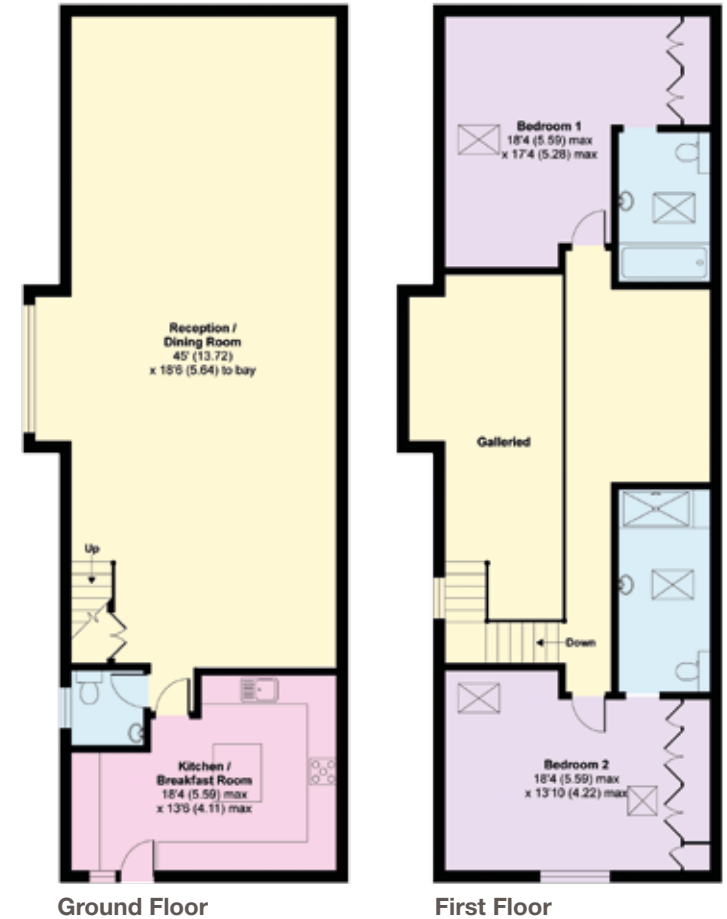
Approximate Gross Internal Floor Area

184.2 sq.m. or 1984 sq.ft.

(Excludes Galleried Area)



The Tithe Barn



Chobham Park Cottage

Chobham Park Cottage offers two principal reception rooms, a study, kitchen and cloakroom on the ground floor with a bathroom and en suite shower room on the first floor. The Cottage has use of a private garden area to the rear.

Little Chobham Park Cottage

Little Chobham Park Cottage is a single storey two bedroom cottage (both en suite) with reception room and kitchen. The Cottage has use of a private garden area to the side and rear.



Chobham Park Cottage and Little Chobham Park Cottage



Chobham Park Cottage

Approximate Gross Internal Floor Area

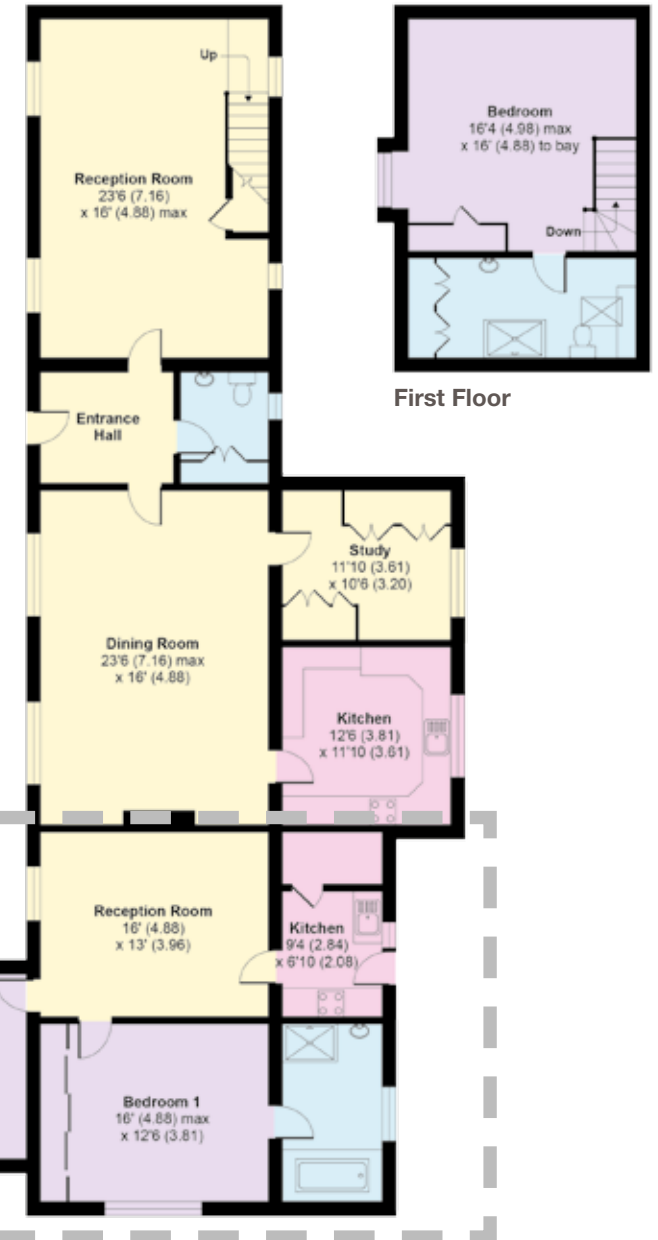
Chobham Park Cottage and Little Chobham Park Cottage: 214.9 sq.m. or 2314 sq.ft.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



CHOBHAM PARK COTTAGE

LITTLE CHOBHAM PARK COTTAGE



Ground Floor

First Floor

Stables and Tack Rooms

The estate includes a bespoke stabling block comprising 14 boxes, tack rooms, offices and a menage, along with substantial fenced paddock areas making the property ideal for equestrian enthusiasts.

Services

The principal house has mains water and electricity and a private drainage system. The heating is propane fired. For details of the services to all of the properties please consult the vendor's sole selling agent.

Fixtures and fittings

The property is to be sold as seen to include all fixtures and fittings. There are no Chattels included in the sale.

Easements, wayleaves and rights of way

The property is sold subject to all rights of way, easements and wayleave agreements as reserved on the title.

There are a number of footpaths running across the estate (shown on the enclosed sale plan); however these are all located away from the main house. The property is sold freehold and subject to all and any occupational agreements in place at the date of sale. For details of any tenancy agreements, please consult the vendor's sole selling agent.

Local authority

Surrey Heath Borough Council Tel: 01276 707 100

Viewing

Viewing is strictly by appointment only via Knight Frank LLP.

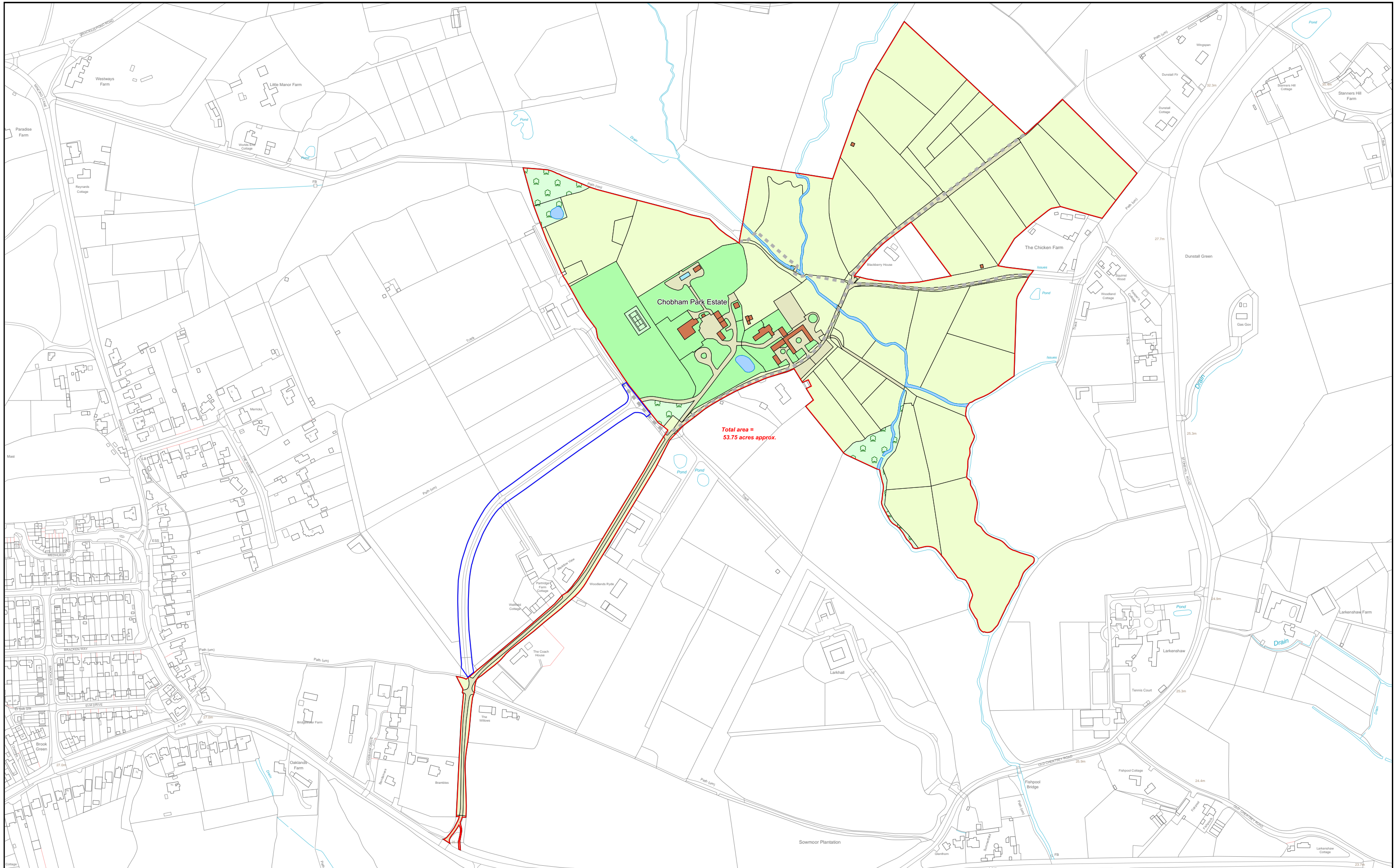
Directions (GU24 8HQ)

From Junction 11 on the M25, take the A320 towards Woking and after one mile at the roundabout in Ottershaw, take the A319 signposted to Chobham. Proceed approximately 3 miles passing Fair Oaks Airport on the left-hand side. Continue past Philpot Lane on the left-hand side and after approximately three-quarters of a mile, the turning to Chobham Park will be found on the right-hand side immediately before Rosebank Nurseries.

From the centre of Chobham village, take the road signposted Sunningdale and take the next right over a small hump bridge onto the A319 Chertsey Road. After approximately 0.8 of a mile, passing Rosebank Nurseries on the left, the entrance to Chobham Park will be found. Proceed through the 5 bar electric gate and where the drive splits, take the left fork into the principal drive to the main house.

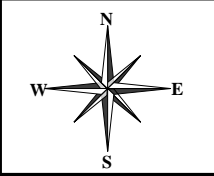


Stables



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- - - - - Public footpath (approx route)



Date: 14:02:23
 Drawn By: MMcC
 Scale: 1:4200 @ A3
 Plan Ref:

Title Chobham Park Estate

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Access across neighbouring land as marked blue on the estate plan