

THE CHOBHAM PARK ESTATE

CHOBHAM • SURREY

THE CHOBHAM PARK ESTATE

CHOBHAM • SURREY

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

Master bedroom suite with dressing room and en suite bathroom • 7 further bedrooms
5 further bathrooms (2 en suite) • Planning Permission to extend to provide an additional area of approx. 3,500 sq ft

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 and polo yard with 26 loose boxes • Extensive parkland
Post and rail paddocks and woodland

In all about 100 acres

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)



www.knightfrank.co.uk

Knight Frank LLP

2-3 Eastgate Court, High Street,
Guildford GU1 3DE

Tel: +44 1483 565 171
tim.harriss@knightfrank.com

Knight Frank LLP

55 Baker Street,
London W1U 8AN

Tel: +44 20 7861 5101
stuart.cole@knightfrank.com

Knight Frank LLP

59 High Street,
Ascot SL5 7HP

Tel: +44 1344 293140
edward.shaw@knightfrank.com

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.





History

It is understood that the land at the site of Chobham Park was owned in ancient times by the Abbot and Monks of Chertsey Abbey. It was granted to Chertsey Abbey prior to 675 A.D by Frithwald the subregulus of Surrey and the founder of the Abbey. This was then confirmed by King Edgar in 967 A.D. There was previously a double-moated manor house on the site of the existing Chobham Park House until around 1537 and the dissolution of the monasteries saw the house pass to Henry VIII. It is thought the King kept the manor for his own use before his daughter Queen Mary sold the property to her chancellor, Nicholas Heath, Archbishop of York, in 1558. The estate which at that time extended to 500 acres, was enclosed by a pale, which gave it the right to be called a park with it being marked as a deer park on John Norden's map of 1610. The present owners bought Chobham Park House in 1996 and carried out significant changes and improvements.

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. There are three excellent secondary properties ideal for guests or letting, currently providing substantial rental income. The main house is private, with Chobham Park Cottage and Little Chobham Park Cottage along with the Tithe Barn accessed off a separate spur from the main drive. There is also extensive stabling on the estate within the principal stable courtyard near the main house and a separate polo yard set further away providing 26 loose boxes.











Chobham Park House

Believed to date from around 1700, Chobham Park House is an elegant Grade II Listed manor house with a classic Georgian façade. Approached along a tree-lined driveway which passes through its own land, the immediate gardens and grounds are accessed through impressive entrance gates with stone piers. The gravel drive leads up to a large parking area to the side of the house. The house has undergone a substantial program of refurbishment in recent years resulting in an extremely high standard of presentation. The property offers light and well-proportioned rooms, all enjoying superb views over the gardens and grounds.

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

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



Further accommodation can be found on the second floor where there is a further bedroom suite with balcony, two bedrooms and a further bathroom. There is also an additional sitting room on the top floor. A second set of stairs from the kitchen provide access to the eastern side of the house, where on the first floor there is a study and a fabulous triple aspect first floor sitting room. On the top floor, on this 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 with beautiful lawned gardens and mature trees, box hedging, herbaceous borders and ornate pond with fountain. The property further benefits from an outdoor heated swimming pool and a sunken Jacuzzi, all screened from the house. There is also a hard tennis court.

More extensive grounds provide a parkland feel.









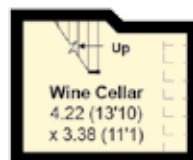


CHOBHAM PARK HOUSE

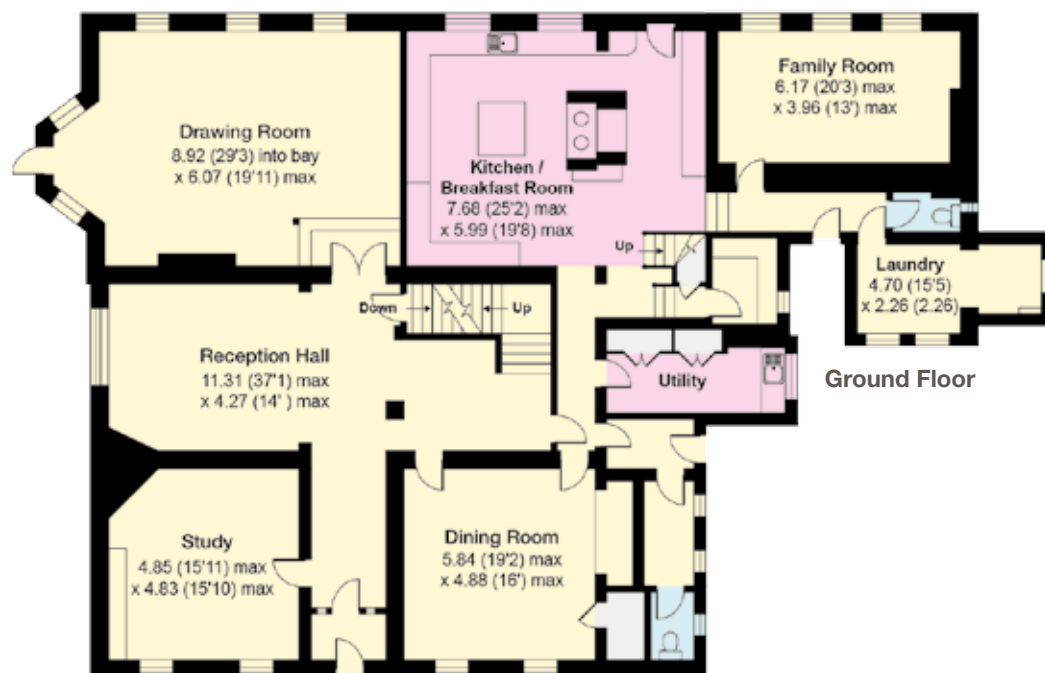
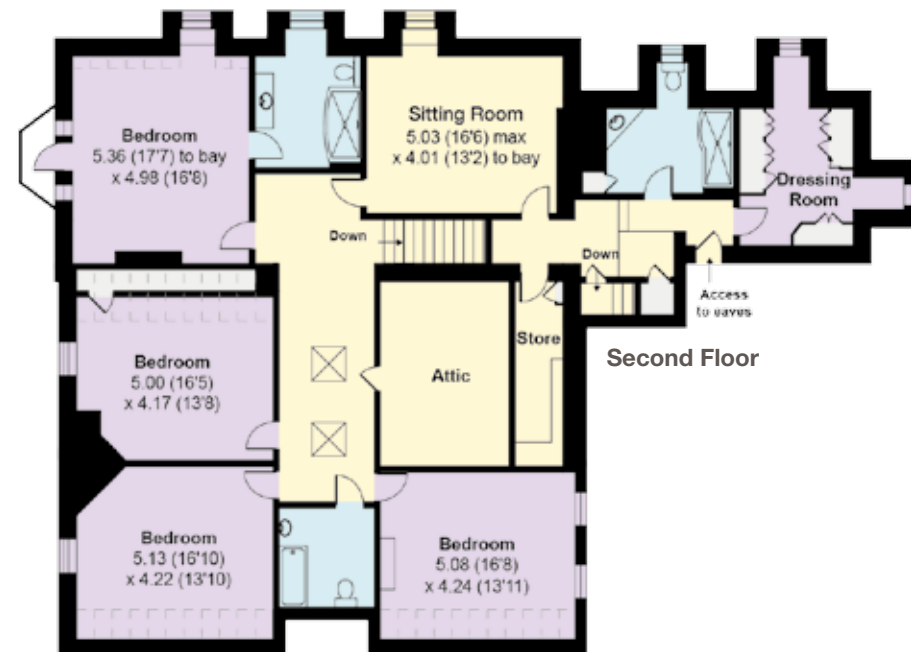
Approximate Gross Internal Floor Area

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

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

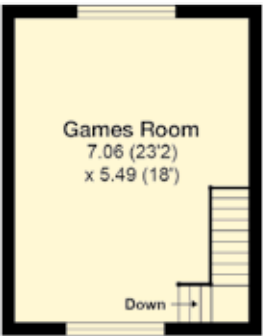
Conveniently situated across the courtyard is a converted barn laid out to provide excellent offices with a meeting room, sitting room, office, store room, kitchen and cloakroom. The offices are equipped with wifi and a phone system.

Approximate Gross Internal Floor Area

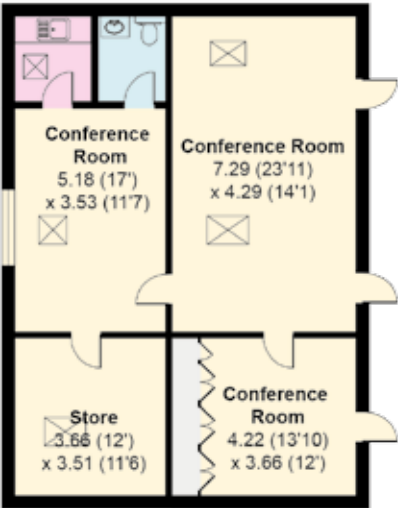
Coach House: 184.5 sq.m. or 1986 sq.ft.

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

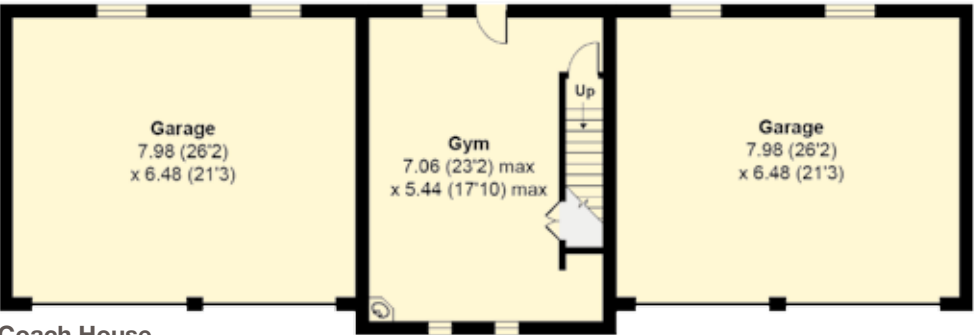
COACH HOUSE



Coach House
First Floor



PRIVATE OFFICES



Coach House
Ground Floor





The Tithe Barn

The Tithe Barn

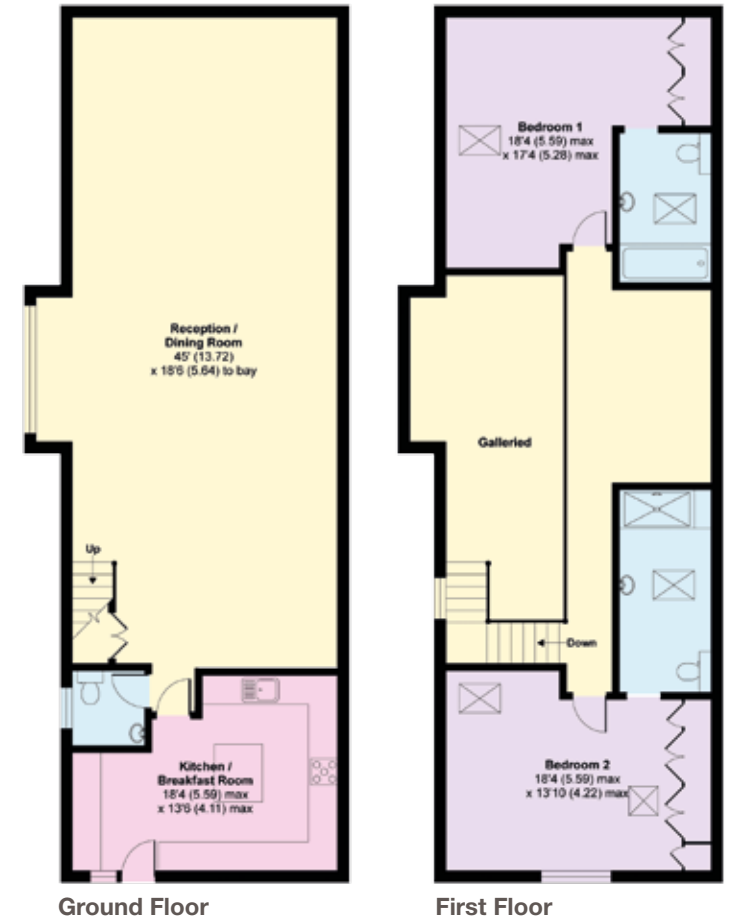
A substantial timber framed and clad barn conversion with a galleried reception/dining room with kitchen/breakfast room, on the ground floor and two large bedroom suites on the first floor with a galleried landing. The Tithe barn has a beautifully landscaped private garden and is ideal for principal guest accommodation.

Approximate Gross Internal Floor Area

184.2 sq.m. or 1984 sq.ft.
(Excludes Galleried Area)



The Tithe Barn



Chobham Park Cottage

The 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. This building is presently used as a private office but is perfect for guests.

Little Chobham Park Cottage

A single storey two bedroom cottage (both en suite) with reception room and kitchen, for guests or staff.



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.

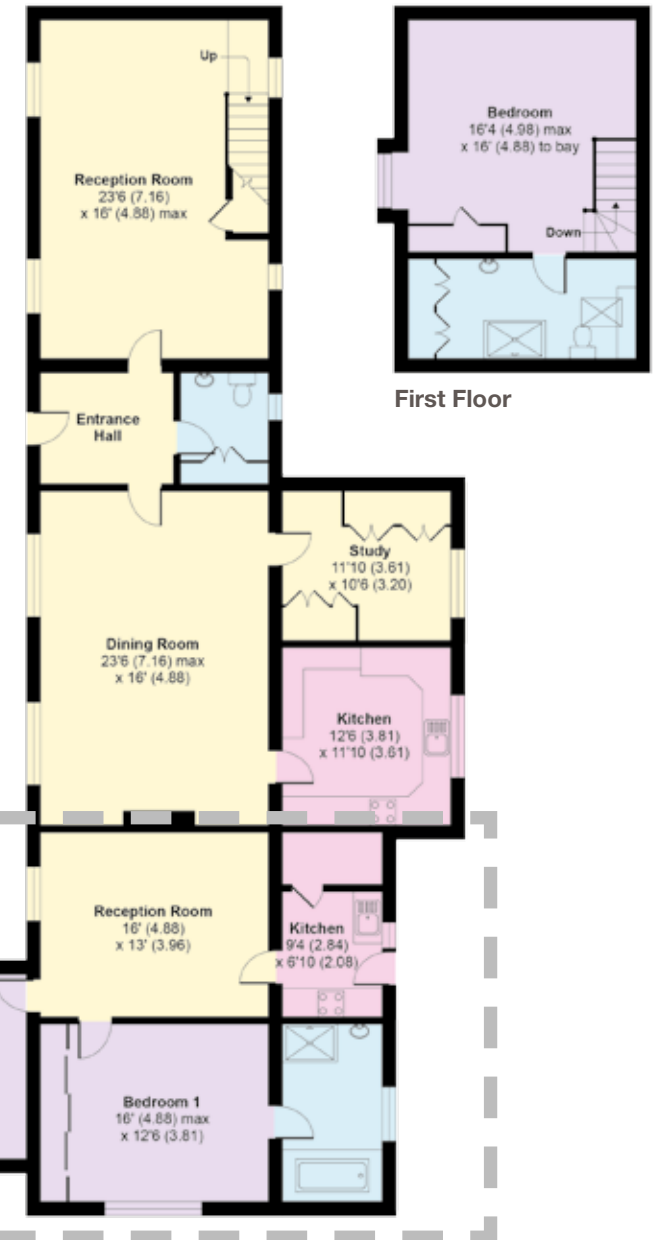
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



CHOBHAM PARK COTTAGE

LITTLE CHOBHAM PARK COTTAGE

Ground Floor





Stables



Stables

Services

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

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Easements, wayleaves and rights of way

The property is sold separate to all such rights and restrictions can be obtained in the register of title whether they are specifically referred to or not. There are footpaths on the estate (shown on the enclosed sale plan) though these are all well away from the main house.

The property is sold freehold with vacant possession given on completion subject to cottage licence and the current tenancy of the stable yard and adjoining land.

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 Fairoaks 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.

