



WATERPERRY LANE
CHOBHAM, SURREY

JACKSON-STOPS 

RADBOURNE HOUSE, WATERPERRY LANE, CHOBHAM, WOKING, SURREY, GU24 8PU

Guide Price £1,700,000

AN IMMACULATE FIVE BEDROOM DETACHED HOUSE SET AT THE END OF A PRIVATE ROAD IN CHOBHAM.

MILEAGES AND JOURNEY TIMES (approx.)

Woking Station 4.8 miles (London Waterloo 24mins)

Woking Town Centre 4.8 miles

Chobham High Street, under 1 mile

Heathrow Airport 15.2 miles

MAIN ACCOMMODATION

Reception Room

Large Kitchen / Dining Room / Family Room

Study / Second Reception Room

Master Bedroom with En-Suite

Four Further Bedrooms

Additional En-Suite and Family Bathroom

Entrance Hallway

Utility Room

WC

Garage

GARDENS AND GROUNDS

South-West Facing Garden

Lawn and Patio areas

Wooden Furnished Gazebo



DESCRIPTION

Radbourne House was built in 2001 and has since been adapted and renovated to now offer a luxury modern family home.

Entering through a hallway, you access the two reception rooms to the front of the house, one which has been converted to a large study, and 34ft long open plan kitchen / family room to the rear. The kitchen has been designed to allow as much natural light in with floor to ceiling bi-folding rear doors and lantern skylights.

Upstairs, the master bedroom has been fitted to a high standard with custom wardrobes and storage and shower en-suite. There are four further bedrooms and two additional bathrooms (one en-suite).

There is side access into the property via a dedicated utility room and an attached double garage which offers additional space that could be incorporated into further accommodation subject to the usual consents.





















LOCATION

The house is located in a private road, the beginning of which is just 500m from Chobham High Street with its pubs, shops and restaurants. The house itself is also just 500m walk from the nearest convenience store. The area has public rights of way over Meadows and nearby Commons for country walks.

Chobham offers a historic semi-rural village setting and is well located for transport with Woking 4.8 miles away and a 5.6 miles drive to the M3, junction 3.



INFORMATION

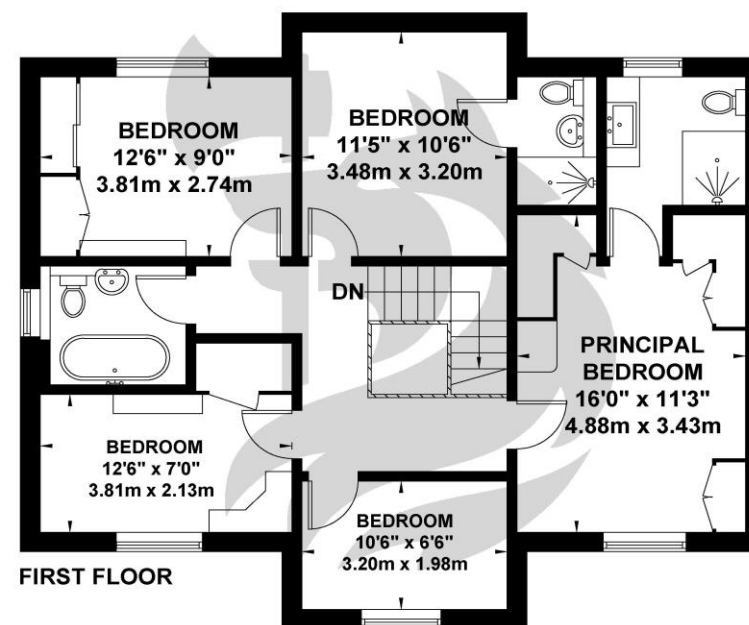
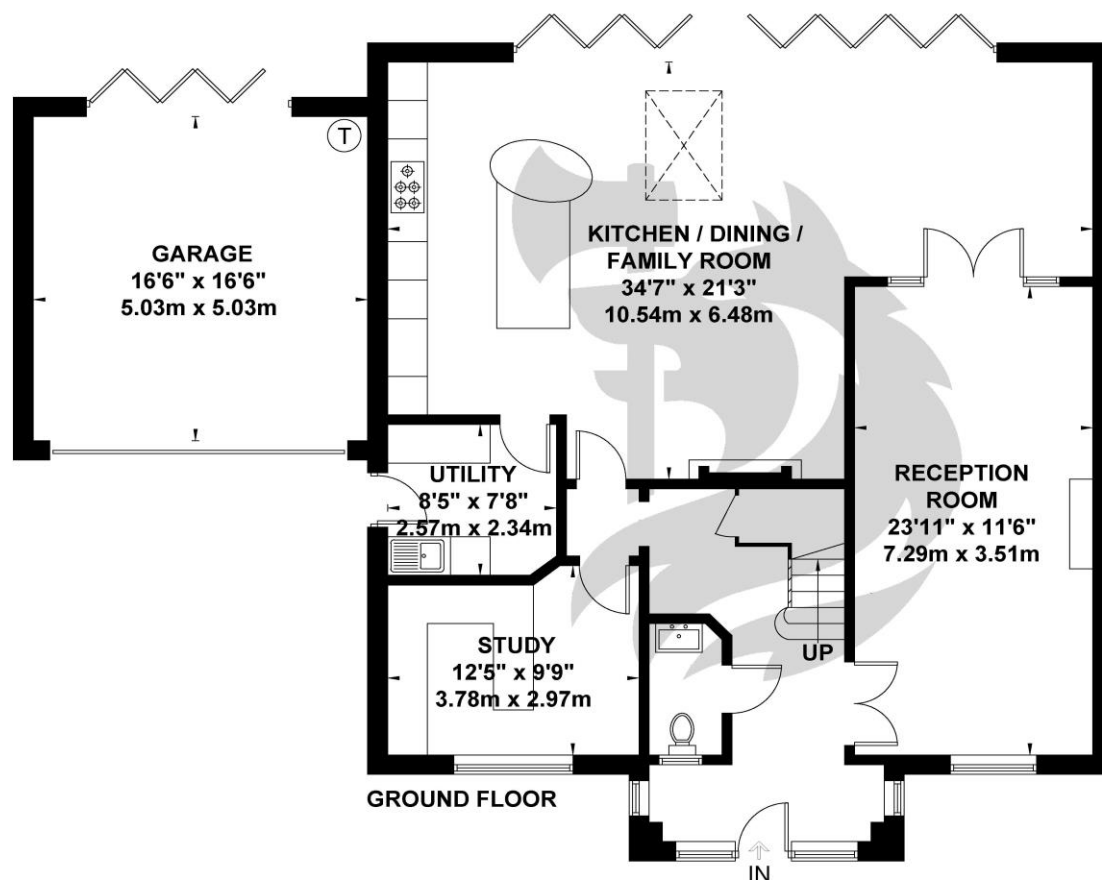
Council Tax Band: G
Local Authority: Surrey Heath Council
EPC Rating: C
Tenure: Freehold
Latitude: 51.309044
Longitude: -0.571249
What Three Words: [///when.jolly.blend](https://www.what3words.com/when.jolly.blend)

Waterperry Lane, Chobham

Approximate Gross Internal Area = 201.3 sq m / 2166 sq ft

Garage = 25.5 sq m / 274 sq ft

Total = 226.8 sq m / 2440 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. We have not formally measured the land area therefore any figures are to be used as an approximate guide and not relied on as an accurate plot size. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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