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CHOBHAM

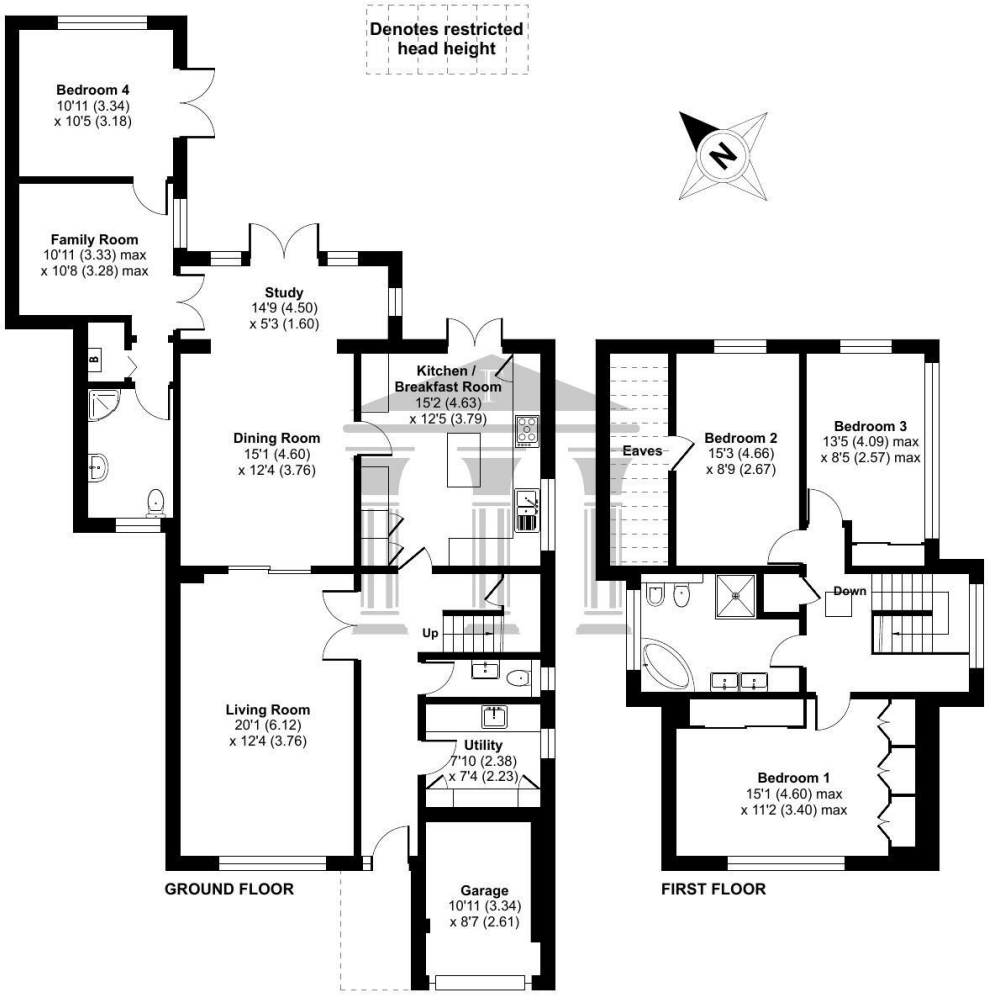
OIEO£800,000

Set on a fabulous plot approaching one third of an acre, this deceptively spacious and versatile detached family residence offers an exceptional combination of generous accommodation, flexible living space and a wonderful sense of privacy.

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Delta Road, Chobham, Woking, GU24

Approximate Area = 1989 sq ft / 184.7 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Garage = 84 sq ft / 7.8 sq m
Total = 2144 sq ft / 199 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Delta Road, Chobham, Woking, Surrey, GU24

- **Fabulous plot approaching one third of an acre**
- **Deceptively spacious detached family residence**
- **Over 2,100sq ft of versatile accommodation**
- **Beautifully appointed kitchen/breakfast room with garden access**
- **Flexible annex/bedroom accommodation with shower room**
- **Secluded rear garden, ample parking and integral garage**



Set on a fabulous plot approaching one third of an acre, this deceptively spacious and versatile detached family residence offers an exceptional combination of generous accommodation, flexible living space and a wonderful sense of privacy. Extending to over 2,100 square feet, the property provides a multitude of layout possibilities, making it an ideal home for modern family life, multi-generational living or those seeking dedicated space for guests, hobbies or home working.

The ground floor is particularly impressive, centred around a beautifully appointed kitchen/breakfast room with French doors opening directly onto the gardens. Two excellent reception rooms provide superb formal and informal living space, comprising a comfortable living room and separate dining room. Double doors lead through to a highly versatile annex facility, incorporating a further reception room, bedroom/Bedroom Four and a well-appointed shower room, offering considerable flexibility according to the needs of the household. Upstairs, the accommodation continues to impress with three well-proportioned double bedrooms and a stylish family bathroom. The thoughtful arrangement of the accommodation creates a home that can readily adapt as family requirements change, while retaining a comfortable and welcoming atmosphere throughout.



Outside, the rear garden is a particular highlight, approaching one third of an acre and enjoying a superb degree of seclusion and privacy. There is ample space for entertaining, relaxing and family activities, complemented by a generous driveway to the front providing off-street parking for numerous vehicles and leading to an integral garage. All of this is ideally positioned within walking distance of the amenities of Chobham village, making this an appealing lifestyle home in a highly convenient setting.

Set amid the Surrey countryside, Chobham combines quintessential village charm with excellent connectivity. Its historic High Street, centred around St Lawrence Church, offers independent shops, restaurants and traditional pubs, while nearby Woking and Guildford provide extensive retail and leisure facilities together with mainline services to London Waterloo. The M3 and M25 are also readily accessible. The area offers an exceptional choice of recreational pursuits, including rugby, tennis, golf, riding and polo, with Chobham Common providing beautiful surroundings for walking and exploring. Families benefit from an excellent selection of highly regarded schools, including Gordon's, Hall Grove, Papplewick, The Marist and Woodcote House, with RGS Guildford, Eton, Wellington College, TASIS and ACS Egham also accessible.

Council Tax Band F - EPC Rating D - Tenure: Freehold







