

# Highgrove House

Bagshot Road, Chobham, Surrey



Highgrove House

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A substantial 5-bedroom house, with planning permission to extend, in the charming village of Chobham

A generously sized, flexible family home in a village location, with everyday amenities conveniently close by. There is planning permission for a single storey extension and also lapsed planning to extend above the garage



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**LANDSCAPED GARDENS**



**FREEHOLD**



**VILLAGE**



**3,030 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

An exceptional residence, entered via an elegant central hallway that effortlessly connects all principal reception spaces. From the inviting sitting room and study to the formal dining room and expansive open-plan kitchen/breakfast room, this home is designed for both comfortable family living and stylish entertaining. French doors in the sitting room and bi-fold doors in the kitchen/breakfast room create a seamless transition to the beautifully landscaped garden beyond. A practical utility room and a cloakroom complete the ground floor accommodation.

Upstairs, there are five bedrooms, including the impressive principal suite, complete with a walk-in dressing room and a luxurious en-suite bathroom. Bedroom two also features its own en suite, while a contemporary family bathroom serves the remaining bedrooms with style and convenience.

### Outside

Set within a generous, private plot, Highgrove house is approached via secure electric gates leading to an extensive driveway and a detached double garage.

To the rear, the garden is a standout feature—beautifully laid to lawn and enclosed by wood-panel fencing, with a backdrop of mature shrubs and trees that create a wonderful sense of privacy and seclusion.

Perfect for both entertaining and unwinding, a generous pergola provides excellent space with dappled shade – perfect for outdoor seating, a bbq, or even a hot tub. Additional alfresco dining space can be enjoyed on the paved terrace, seamlessly accessed from both the sitting room and the kitchen/breakfast room, creating a wonderful indoor-outdoor flow.





## Planning permission

There is planning permission for a single storey rear extension: App. ref: 23/1078/FFU, dated 18/12/23

There is also lapsed permission for the erection of a replacement roof to the double garage, to an increased height to provide first floor accommodation: App. ref:21/0764/FFU, dated 23/09/21, and 22/0365/PMR, dated: 05/07/22

## Location

The charming village of Chobham offers a good selection of local shops and amenities including a church, post office and pharmacy, restaurants and public houses, together with rugby, cricket and tennis clubs.

For the golf enthusiast, Chobham Golf Club offers a popular course in a stunning setting and Foxhills Country Club and Golf Club is within easy reach.

Extensive quality shopping facilities, restaurants, public houses and bars are available in neighbouring towns and villages including Camberley, Woking and Guildford. Other leisure activities include scenic walks on the nature reserve at Chobham Common and Horsell Common, with horse racing and polo to enjoy at Ascot and Windsor.

Communication links are excellent: the nearby M3 and M25 give easy access to the south coast, the motorway network, and London and its airports; Longcross, Woking and Sunningdale stations provide regular services to central London in less than an hour.

Excellent state and independent schooling can be found in the region, in both the state and independent sectors.



## Distances

- M3 (Jct 3) 3.3 miles
- M25 (Jct 11) 5.5 miles
- Chobham village 0.5 miles
- Sunningdale 4.2 miles
- Woking 4.2 miles
- Camberley 6.3 miles
- Heathrow Airport (T5) 12.7 mi
- Central London 31 miles

## Nearby Stations

- Longshot
- Woking
- Sunningdale

## Key Locations

- Chobham Golf Club
- Foxhills Country Club and Golf Club
- Chobham Common
- Horsell Common
- Lightwater Country Park

- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse

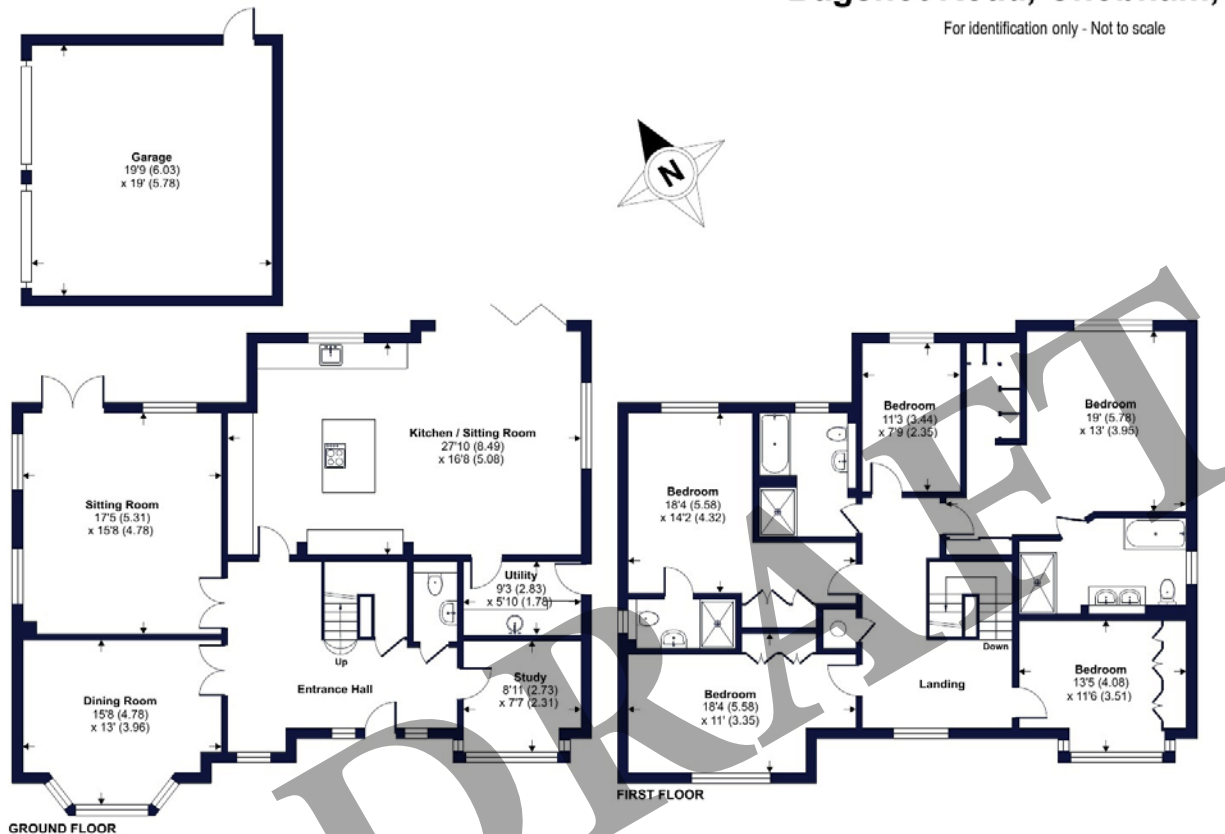
## Nearby Schools

- Valley End C of E Infant School, Chobham
- Gordon's School, West End
- Coworth Flexlands, Chobham
- St. Andrews CofE Primary School, Chobham
- Woodcote House, Windlesham
- Hall Grove, Bagshot
- Sunningdale School
- Guildford Grammar
- Sir William Perkins's School, Chertsey
- The Marist School, Sunninghill
- St. George's, Weybridge
- Eton College
- ACS International School, Egham
- American International School (TASIS), Thorpe

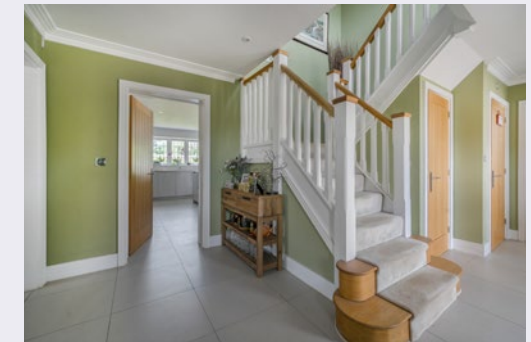


## Bagshot Road, Chobham, GU24

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. REF: 1293318



### Floorplans

House internal area 2,655 sq ft (246.6 sq m)

Garage internal area 375 sq ft (34.8 sq m)

Total internal area 3,030 sq ft (281.4 sq m)

For identification purposes only.

### Directions

Post Code: GU24 8DE

what3words: ///chair.impact.fact

### General

**Local Authority:** Surrey Heath Borough Council – 01276 700100

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** B

**Planning:** Prospective purchaser are advised that they should make their own enquiries of the local planning authority.

### Ascot

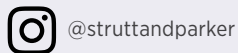
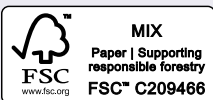
37 High Street, Ascot, Berkshire SL5 7HG

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