New Lodge

91 Windsor Road, Chobham, Surrey

STRUTT & PARKER

BNP PARIBAS GROUP

A stylish luxury house with a delightful garden, in a popular and well-connected location

A magnificent detached home with luxury styling and elegant bespoke fittings, set within one of the most prestigious villages in the area. The property provides five bedrooms and a wealth of light, spacious accommodation and is within easy reach of Chobham's picturesque common and the village centre facilities.

- **3 RECEPTION ROOMS**
- **5 BEDROOMS**
- **5 BATHROOMS**
- **GARAGE**
- **IN ALL ABOUT 0.57 ACRES**
- **FREEHOLD**
- **VILLAGE**
- **4,361 SQ FT**
- **GUIDE PRICE £2,250,000**

The property

New Lodge is a handsome detached house with beautifully-presented accommodation arranged across two light-filled floors. The property features red brick and cobbled elevations outside, while inside, the living space has striking contemporary décor and fittings of the very highest quality.

The carpeted reception hall provides a grand welcome, with its impressive solid oak turned staircase leading to the galleried landing above. Double doors lead to the 25ft sitting room, with its fireplace, two sash windows and French doors opening onto the rear garden and welcoming plenty of natural light. Adjoining the sitting room, the spacious family room provides further space in which to relax, with its own front access and door opening onto the rear garden. The ground floor also has a useful solid oak study with granite worktop, built-in desk and storage. The heart of the home is the beautiful open-plan sitting area, dining area and kitchen. This social living and entertaining space has a ceiling lantern skylight overhead, French doors and bi-folds opening onto the garden, tiled flooring and recessed LED lighting. There is a seating area and space for a family dining table, while the kitchen is fitted with shaker-style units, a central island, a breakfast bar and Miele integrated appliances. Additional storage and space for home appliances can be found in the utility room and boot room.

Upstairs, the galleried landing leads to four spacious, well-presented double bedrooms. The principal bedroom benefits from a dual aspect en-suite shower room with walk-in shower and floor-to-ceiling tiling. All five bedrooms are en-suite and benefit from fitted wardrobes.

Bedroom five, with Juliet balcony and un-interrupted views across the rear garden and beyond, is accessed via its own private staircase from the family room. This living space offers versatile and flexible family accommodation for multi-generational living or separate annexe.

Outside

At the front of the property, gates open onto the gravel driveway, where there is plenty of parking space and access to the detached double garage. A further paved parking area is in front of the house, with the front garden featuring an area of lawn and mature border hedgerows for a sense of peace and privacy. The wonderful garden to the rear is west-facing and welcomes plenty of sunlight throughout the afternoon and into the summer evenings. There is a patio across the back of the house, with a level lawn, dotted with mature trees and bordered by colourful flowerbeds, plus a shed and an outbuilding with a store and a garden room. Towards the end of the garden, the timber deck has a 'breeze house' – a safari-style gazebo with built-in banquette seating, which is ideal for al fresco dining. Post and rail fencing encloses the gardens at the end, with fields of grazing horses beyond.

Location

The charming village of Chobham is set in a highly convenient position, within easy reach of the M3 and between the towns of Woking, Ascot and Camberley.

The village has plenty of attractive historic buildings and several local amenities, including a post office, small supermarkets, several pubs and restaurants, a medical centre and a primary school. Further schooling is available in the surrounding towns and villages including several renowned independents. Further amenities can be found in Woking, which provides excellent shopping and leisure facilities. The M3 is less than four miles away, while mainline rail services can be accessed at Woking (26 minutes to London Waterloo).

Distances

- Sunningdale 2.9 miles
- Woking 4.6 miles
- Ascot 5.6 miles
- Egham 6.9 miles
- Camberley 7.5 miles
- Windsor 10.5 miles

Nearby Stations

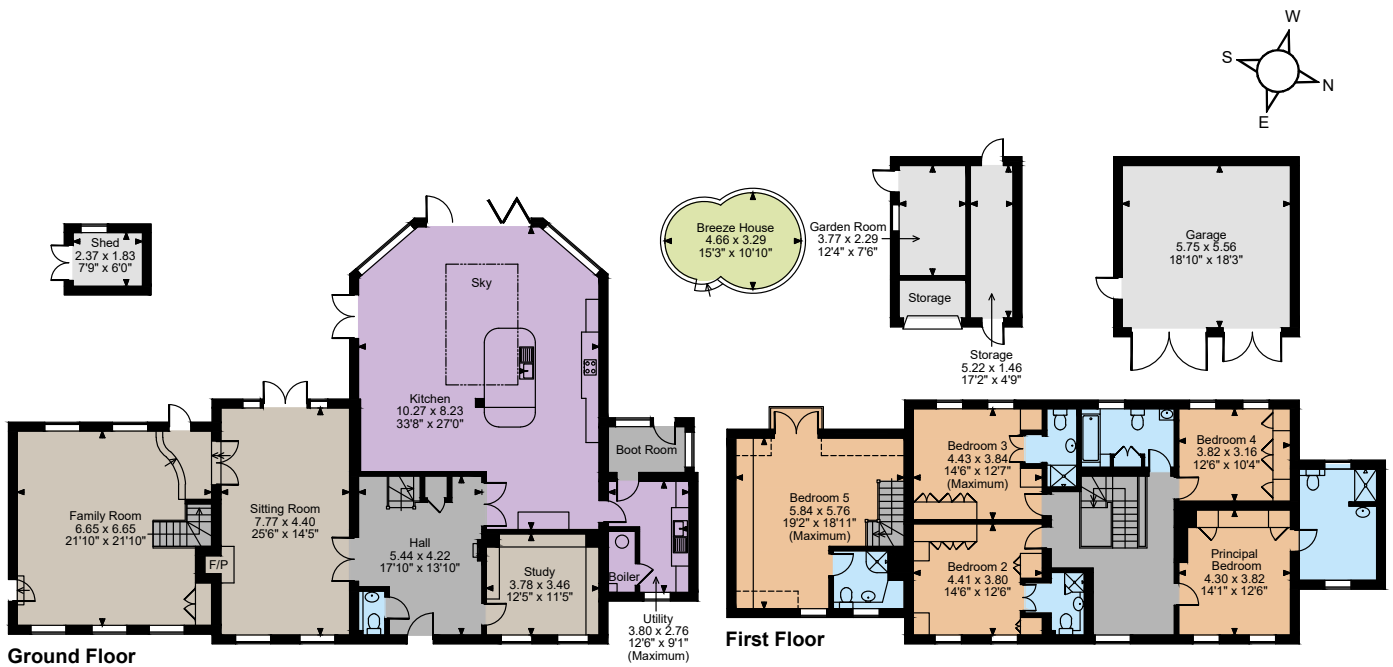
- Brookwood Station
- Woking Station

Key Locations

- Woking Palace
- Brooklands Museum
- The Lightbox
- Chertsey Museum
- Guildford Castle
- Hampton Court Palace
- Windsor Castle

Nearby Schools

- Valley End C of E Infant School
- Horsell Village School
- Gordon's School
- Knowl Hill School
- Coworth Flexlands Prep School and Nursery
- Halstead St Andrew's School
- Hoe Bridge School
- Greenfield School
- Ripley Court School
- Sir William Perkins's School



The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 3,751 sq ft (348 sq m)
Garage internal area 344 sq ft (32 sq m)
Outbuildings internal area 266 sq ft (25 sq m)
Balcony & Breeze House external area = 142 sq ft (13 sq m)
Total internal area 4,361 sq ft (405 sq m)

For identification purposes only.

Directions

GU24 8LE

what3words - ///scars.robot.bugs - brings you to the driveway

General

Local Authority: Surrey Heath Borough Council - 01276 707100

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: G

EPC Rating: C

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