



Chertsey Road Chobham GU24

£12,500 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*This stunning 10 bedroom Victorian country manor house is situated at the end of a private lane on the outskirts of the picturesque village of Chobham. The house dates back to 1883 with later additions and has been extensively modernized. It is set in private secluded grounds of about 8 acres located at the highest point in the area with panoramic views from its roof terrace.*

Reception hall | Day room | Drawing room | Sitting room | Kitchen/breakfast room | Utility | Dining room | Games room with bar area | Family room with kitchenette | 10 bedrooms | 6 bathrooms | Outdoor swimming pool | Tennis Court | Garages | Lake.

### Description

This stunning Victorian country manor house is situated at the end of a private lane on the outskirts of the picturesque village of Chobham. The house dates back to 1883 with later additions and has been extensively modernized. It is set in private secluded grounds of about 8 acres located at the highest point in the area with panoramic views from its roof terrace. There are three large south facing reception rooms with an elegant marble fireplace and impressive ceiling heights. The ground floor comprises a large kitchen/breakfast/family room, Butlers pantry, Utility room, wood panelled dining room, and 35ft Snooker room with an original world championship snooker table and bar plus a staff annexe with separate entrance. The first floor comprises a south facing master bedroom suite

including bathroom and dressing room with a large Terrace and three more double bedrooms with en-suite bathrooms. On the second floor there are four bedrooms, two bathrooms, a playroom and access to a roof Terrace. The property is double glazed throughout. Principal rooms have air conditioning and heating is by an energy efficient heat pump system.



### Hamptons Sunningdale Lettings

6 Broomhall Buildings

Sunningdale SL5 0DU

Tel: 01344 873081 - [sunningdalelettings@hamptons-int.com](mailto:sunningdalelettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

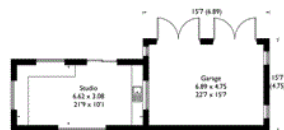
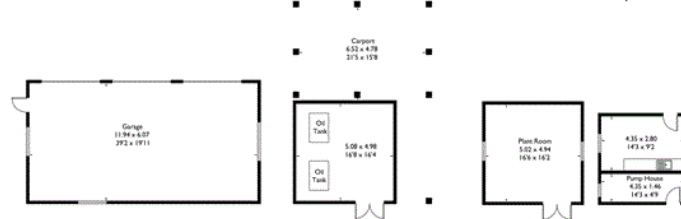
Chertsey Road, Chobham, Woking

Approximate Gross Internal Area = 795.8 sq m / 8566 sq ft (Excluding Eaves)

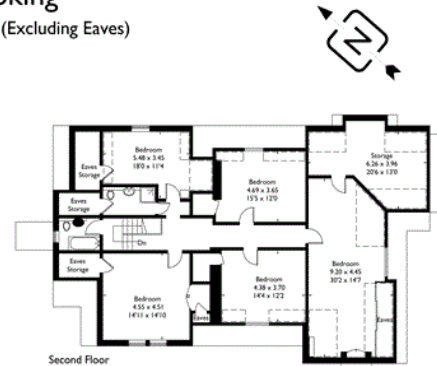
Basement = 7.8 sq m / 84 sq ft

Outbuildings = 189.9 sq m / 2044 sq ft

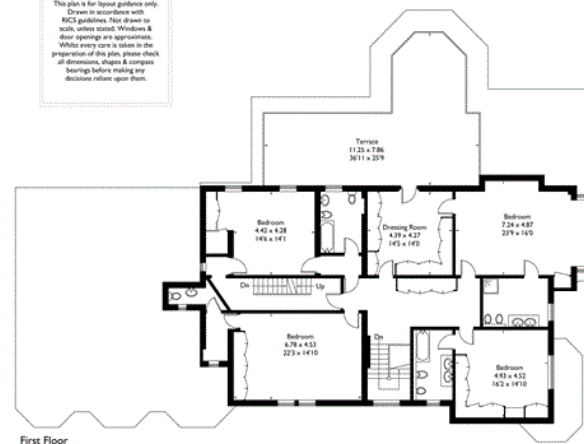
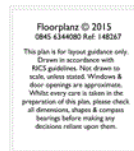
Total = 993.5 sq m / 10694 sq ft



**Outbuildings**  
(Not Shown In Actual Location / Orientation)



### Second Floor



### First Floor

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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## 6 Broomhall Buildings

## Sunningdale SL5 0DU

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# Energy Performance Certificate

Dwelling type: Detached house

Date of assessment: 13 June 2013

Date of certificate: 17 June 2013

Type of assessment: RdSAP, existing dwelling

Total floor area: 793 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 41,130</b>
<b>Over 3 years you could save</b>	<b>£ 9,219</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 873 over 3 years	£ 873 over 3 years	
Heating	£ 39,663 over 3 years	£ 30,444 over 3 years	
Hot Water	£ 594 over 3 years	£ 594 over 3 years	
<b>Totals</b>	<b>£ 41,130</b>	<b>£ 30,911</b>	<b>You could save £ 9,219 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient: higher running costs

Current: 18 (D)

Potential: 32 (B)

Not energy efficient: higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 4.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Flat roof insulation	£500 - £1,500	£ 2,448	✓
2. Internal or external wall insulation	£4,000 - £14,000	£ 5,298	✓
3. Floor insulation	£800 - £1,200	£ 1,470	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savesenergy](http://www.direct.gov.uk/savesenergy) or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.