Highams Lane, Cobham, GU24

Approximate Gross Internal Area = 3883 sq ft / 360.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 312 sq ft / 29 sq m
Outbuildings / Cottage = 1833 sq ft / 170.3 sq m
Total = 6028 sq ft / 560 sq m

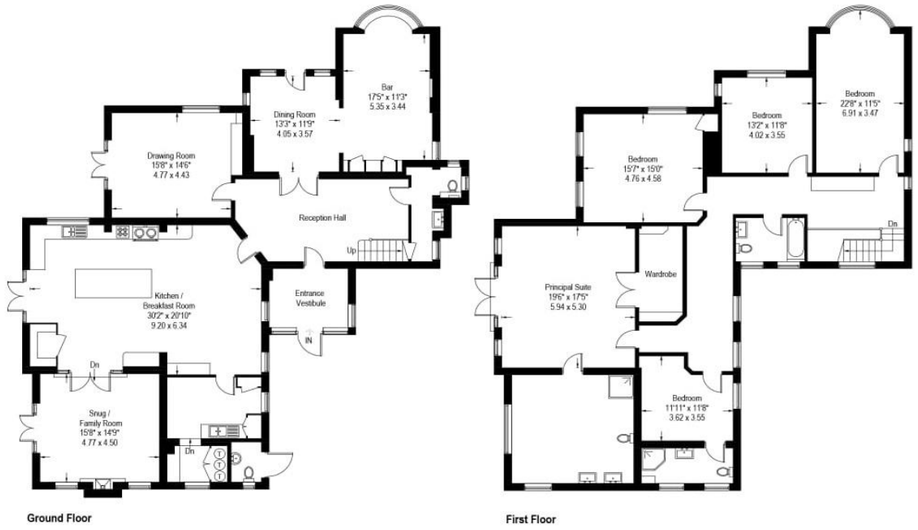


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1307375)

We endeavour to check the accuracy of these sales particulars, but can offer no guarantee. We therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.

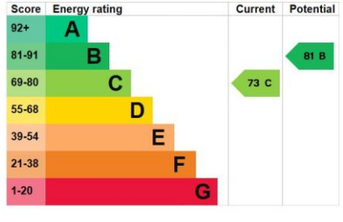
[redacted]

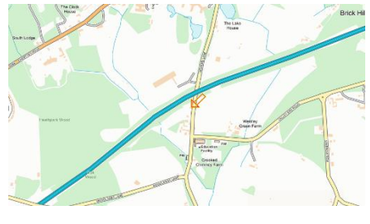
AP £3,500,000 Freehold

Lake House, Chobham, GU24

Exceptional Gated Family Home Within Four Acres With Lake & Development Potential

- Spacious And Versatile Accommodation
- Separate Self-Contained Two Bedroom Cottage
- Sweeping Driveway With Extensive Parking & Car Port
- Beautifully Maintained Gardens & Large Lake
- Can Also Include 2x Parcels Of Greenfield Land
- Five Well-Proportioned Bedrooms
- Full Planning Consent To Split Plot & Build A Two-Storey Chalet Bungalow
- Peaceful Location On Leafy Country Lane





Lake House, Chobham, GU24

Set behind a gated entrance, this impressive property is approached via a sweeping driveway with a turning circle and extensive parking. The grounds extend to over four acres and include beautifully maintained gardens, a large lake, a double carport with a separate mower store and loft room above, as well as an additional access point from a side lane. Designed with both family living and entertaining in mind, the home offers spacious and versatile accommodation throughout. A welcoming reception hall leads to a substantial open-plan kitchen and breakfast room, which flows seamlessly into a comfortable family and television area, both enjoying attractive views across the rear lawns. Opposite, a generous dining room connects to an impressive entertainment space complete with a bar, creating the perfect setting for hosting guests. A full-width terrace spans the rear of the house, providing an ideal space for outdoor dining and relaxation during the warmer months. The bedroom accommodation is equally impressive, comprising five well-proportioned bedrooms and three bathrooms, including a standout principal suite with a particularly spacious and luxurious en-suite bathroom, offering both comfort and privacy for family living.

Separate from the main residence is a self-contained two-bedroom cottage with a sitting room, kitchen and bathroom, ideal for guests, staff accommodation or potential rental income. Adjacent are two additional rooms currently used as a gym, which could easily be adapted into home office space or other flexible uses.

DEVELOPMENT & LAND OPPORTUNITY

The site itself also benefits from full planning consent via Surrey Heath Borough Council (REF: 25/0255/FFU) subdividing the current title to allow for a new plot, which will include the scenic lake as the perfect backdrop for a grand designs new build design, and the construction of a two-storey chalet bungalow sized at c.2965sqft (c.275sqm) with a detached double garage. The new house will consist of four-bedrooms, three-bathrooms, two-reception rooms, an open-plan kitchen/diner, utility room, study, and downstairs cloakroom.

ADDITIONAL PARCELS OF LAND

The site can also include 2x additional parcels of greenfield land (SY514971 & SY514972) which may not be feasible for residential development, however, there may be opportunity for recreational development for community spaces, playing fields etc (subject to a full planning application), or of course, could be used to for your very own private stables.

Enjoying a peaceful position on a leafy country lane between Chobham and Windlesham, the property combines a tranquil setting with excellent connectivity, offering easy access to the M3, M25, central London, Heathrow Airport and Sunningdale station, with direct services to London Waterloo. Local amenities are available in Chobham and Windlesham, while Sunningdale and Ascot provide a wider range of shops, cafés and restaurants. The area is renowned for its sporting and leisure facilities, including prestigious golf courses, racecourses, polo clubs, health and fitness centres, and the scenic walking routes of Chobham Common, while families benefit from an outstanding selection of highly regarded state and independent schools nearby, including Coworth Flexlands, Hall Grove, Woodcote, Papplewick, St Mary's School, St John's Beaumont and the American Community School, with Wellington College and Eton College also accessible for senior education.