



Flexlands Place | Chobham | Woking | GU24 8BG





Flexlands Place, Chobham, Woking, GU24 8BG

A collection of fourteen generously-sized homes spread across three acres of beautifully landscaped gardens.

An idyllic spot, this exclusive gated community inhabits the sprawling green space once occupied by Flexlands School, within proximity of Chobham High Street where you will find a popular range of independent shops and all the amenities you might need.

The properties are a mix of two and three-bedroom houses all fitted to a high specification. The ground floor is open plan with spacious seating and dining areas. All kitchens feature Shaker style units, Silestone worktops, integrated Neff appliances and a Franke boiling tap.

The bathrooms have been fitted with Porcelanosa fittings and sanitary ware. The three-bedroom units feature a luxury en-suite and family bathroom, whilst the two-bedroom properties enjoy private en-suite bathrooms.

All bedrooms are generous doubles, and there is a range of fitted wardrobe options.

Bi-fold doors open from the kitchen to the private garden and surrounding gardens.

The on-site tennis court is the perfect setting for practising your serve or a quick rally with friends. For less energetic outdoor activities, there is a petanque piste, an outdoor dining area and woodland, perfect for short walks.

Additionally, there is an attractive pavilion on-site with a library and reading room.

Chobham has a charming village centre a designated conservation area and boasts a wealth of beautiful old houses and cottages, many built in the 16th century. Wide open heaths beyond are surrounded by beautiful and varied landscapes of the rural Surrey countryside, with some of the finest nature walks, rivers, lakes and woodlands in the country. Sports and leisure facilities are in abundance within the area, including health and fitness clubs, spas, sports clubs including golf and tennis. Commuter Links are close by with Woking Mainline Station Serving Waterloo in approx 26mins. Junctions for the M3, M4 and M25 are within a short drive.

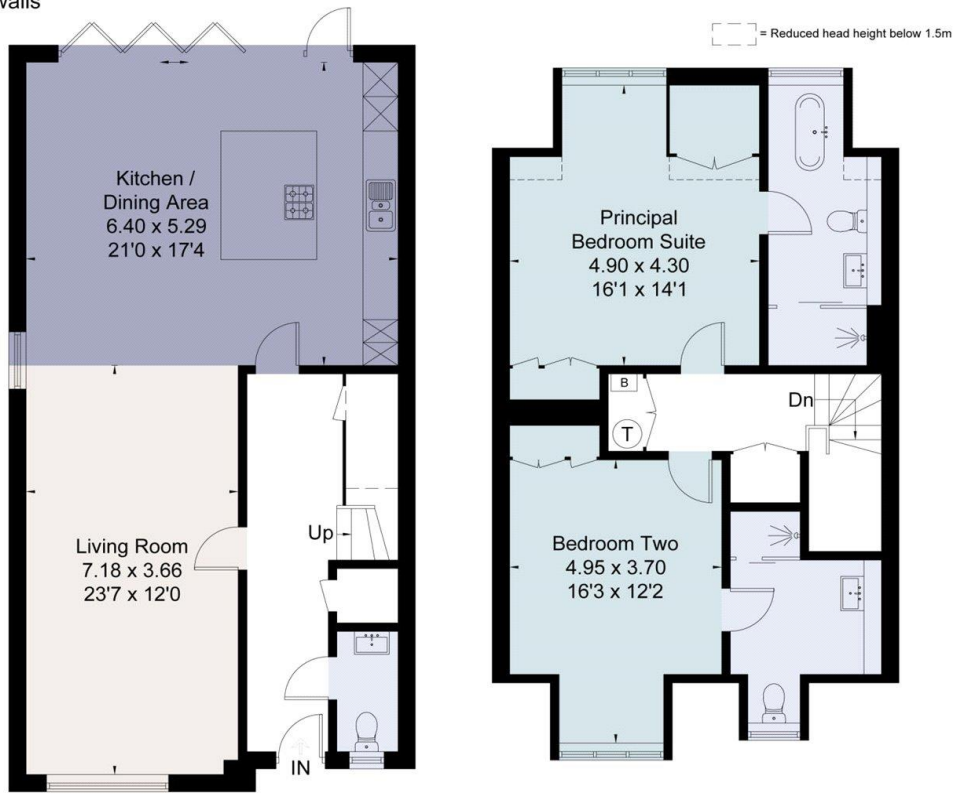








Approximate Area = 147.7 sq m / 1590 sq ft
(Excluding Carport)
Including Limited Use Area (6.5 sq m / 70 sq ft)
For identification only. Not to scale.
© Fourwalls



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 314457

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



87 High Street, Horsell, Woking, Surrey, GU21 4SY
01483 755222 sales@seymours-horsell.co.uk
www.seymours-estates.co.uk

 **Seymours**