



WATERLANE HOUSE

WINDLESHAM ROAD • CHOBHAM

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WINDLESHAM ROAD, CHOBHAM, WOKING, GU24 8SN

Nestled behind mature trees on a popular road in Chobham, this elegant four-bedroom detached residence offers expansive living space, a self-contained annexe, and beautifully landscaped gardens — all set within approximately one acre of private grounds.

Meticulously extended and renovated by the current owners to an exceptional standard, the property combines classic charm with modern luxury, including a Sonos speaker system and an effortless flow throughout that makes it ideal for entertaining and family living alike.

The excellent accommodation offers over 3900 square feet in total. At its heart lies a bespoke kitchen/diner, finished with granite worktops and premium appliances.

The adjacent breakfast room opens via bi-folding doors to the terrace, inviting the outdoors in and creating a seamless indoor-outdoor experience perfect for hosting.

A separate formal dining room, warm and inviting sitting room with exposed brick fireplace, and a dedicated study offer flexible and functional spaces that adapt to both everyday family life and weekend gatherings.

Upstairs, the principal bedroom suite features a modern en suite shower room, while three additional well-proportioned bedrooms are served by a well-appointed family bathroom.

Each bedroom benefits from views across the tranquil garden or front aspect, ensuring a light and airy feel throughout.

An extra benefit is the seating area located on the landing. With views overlooking the garden, it offers a fantastic space to relax with a book or gin and tonic.

Additional practical features include a utility room, downstairs cloakroom, and excellent built-in storage. Integrated Sonos speakers enhance the ambiance across key living spaces, further elevating the home's hosting credentials.



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ACCOMMODATION & SPECIFICATION

Externally, a detached double garage is complemented by a self-contained annexe, complete with a fully fitted kitchen, modern bathroom, and further storage — perfect for guests, extended family, a home business, or potential income generation.

The grounds, extending to approximately one acre, have been thoughtfully landscaped to offer year-round enjoyment.

Highlights include a covered garden seating area ideal for al fresco dining, an outdoor BBQ space, and dedicated area with space for a hot tub — all framed by mature trees offering total privacy.









LOCATION

Located a short distance from the heart of Chobham village, with its award-winning restaurants, boutique shops, and easy access to surrounding countryside, this is a home that blends peaceful seclusion with everyday convenience.

Woking station (London Waterloo in approx. 23 mins), the M3 and M25, and a range of excellent schools are all within easy reach.







Windlesham Road, Chobham, Woking, GU24

Approximate Area = 3461 sq ft / 321.5 sq m (includes garage, annex & excludes void)

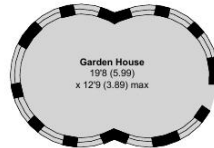
Limited Use Area(s) = 44 sq ft / 4 sq m

Outbuildings = 445 sq ft / 41.3 sq m

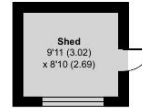
Total = 3950 sq ft / 366.9 sq m

For identification only - Not to scale

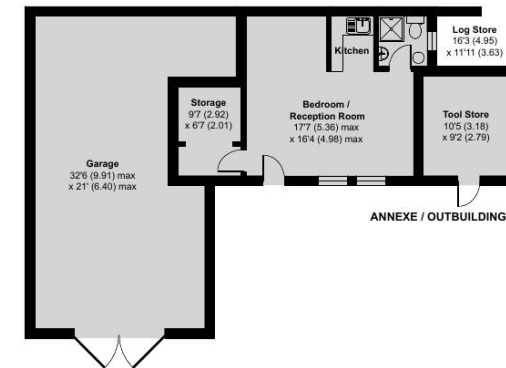
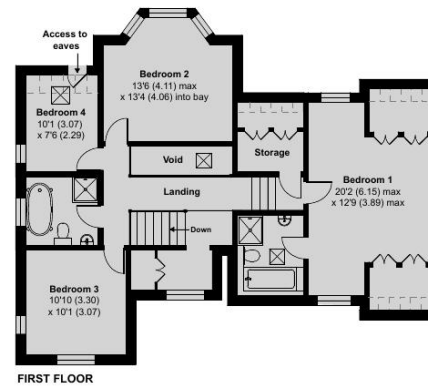
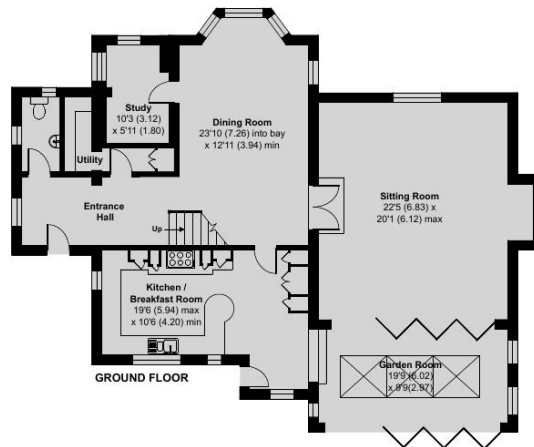
Denotes restricted
head height



OUTBUILDING 2



OUTBUILDING 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1319379



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PRESTIGE HOMES



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