



Tresco House  
Clappers Lane, Chobham, Surrey

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**STRUTT  
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# Tresco House

## Clappers Lane

### Chobham

#### Surrey GU24 8DD

An exceptional five-bedroom detached home with beautifully landscaped gardens, in a desirable village setting

M3 (Jct 3) 3.2 miles, M25 (Jct 11) 6.3 miles, Woking station 4.3 miles (26 minutes to London Waterloo), Chobham 0.6 mile, Heathrow Airport (T5) 12.6 miles, Central London 31 miles

Reception hall | Drawing room | Family room  
Study | Kitchen/dining/sitting room | Utility room | Cloakroom | Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms (2 en suite) | Family bathroom  
Detached double garage | Cart lodge/entertaining area | Shed | Landscaped gardens  
About half an acre | EPC rating B

### The property

Tresco House is an impressive family home offering flexible and elegant living and entertaining space, arranged over two light-filled floors.

The ground floor provides three reception rooms and a splendid L-shaped, open-plan kitchen/dining/sitting room, with the benefit of air-conditioning.. This large, social living space features tiled flooring, three sets of French doors opening onto the rear garden, and space for both a seating area and a family dining table. The kitchen itself is comprehensively fitted with a range of contemporary units, a central island with a breakfast bar, and integrated appliances. Also on the ground floor, there is a useful home study, a comfortable family room and a well-proportioned drawing room with a dual aspect and a bay window overlooking the rear garden.

Upstairs, the spacious landing leads to the five well-presented double bedrooms. These

include the generous principal bedroom with air-condition, a dressing room and large en suite bathroom, which includes a freestanding bathtub, dual washbasins and a walk-in shower. Two further bedrooms are en suite, while the first floor also has a family bathroom with a separate shower unit.

### Outside

The house is set within a large plot that enjoys a high degree of privacy, with security gates at the front affording access to the paved driveway, which provides plenty of parking space and access to the detached double garage. The garden is laid to pristine, level lawns, and an open-sided cart lodge, housing a BBQ/kitchen area and space for a dining table and chairs, provides superb entertaining space.

To the rear, the lawned garden is enclosed by mature hedging and is interspersed by a mature shrubs/trees. Adjoining the house, and accessed from the kitchen/dining/sitting room, is a paved terrace for 'al fresco' dining, alongside which is a creatively planted bed containing clipped Buxus, ornamental shrubs, and trees. To one side of the garden is a useful timber-framed shed.

### Location

The charming village of Chobham offers a good selection of local shops and amenities including a church, Post Office and pharmacy, restaurants and public houses, together with rugby, cricket and tennis clubs. For the golf enthusiast, Chobham Golf Club offers a popular course in a stunning setting and Foxhills Country Club and Golf Club is within easy reach.



## Location

Extensive quality shopping facilities, restaurants, public houses and bars are available in neighbouring towns and villages including Camberley, Woking and Guildford. Other leisure activities include scenic walks at Chobham Common and Horsell Common, with horse racing and polo to enjoy at Ascot and Windsor.

Communications links are excellent: the nearby M3 and M25 give easy access to the south coast, the motorway network, London and its airports and Longcross station provides a regular service to central London in less than an hour.

Excellent state and independent schooling can be found in the vicinity including at the outstanding rated Valley End C of E Infant School, Holy Trinity C of E Primary School, Gordon's School (rated outstanding by Ofsted), Coworth Flexlands, St. Andrews, Woodcote House, Hall Grove, Sunningdale School, Guildford Grammar, and Sir William Perkins's School in Chertsey, The Marist School, ACS International School, St. George's Weybridge, St. George's Ascot, and Eton College.

## General

**Local Authority:** Surrey Heath Borough Council  
- 01276 700100

**Services:** Mains electricity, gas, water and drainage. Gas central heating.

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £2,000,000



Floorplans  
 House internal area 3,221 sq ft (299 sq m)  
 Garage internal area 372 sq ft (35 sq m)  
 Outbuilding internal area 322 sq ft (30 sq m)  
 Total internal area 3,915 sq ft (364 sq m)  
 For identification purposes only.



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

With Strutt & Parker's Ascot office on your left, continue along the High Street and after about 1.6 miles, turn right into the Silwood Road/B383. After a further 0.9 miles and at the junction, turn left onto Broomhall Lane, then at the T-junction, turn left onto the A30/London Road. Turn right onto the B383/Chobham Road and continue for about 3.4 miles, into Chobham. At the roundabout, take the second exit onto Bagshot Road and after 0.7 miles, turn right onto Clappers Lane. You will find the property on the right hand side.

what3words: ///smile.hips.ropes

### Ascot

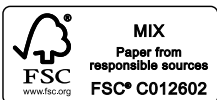
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