



WOODLANDS  
RYDE

Woodlands Ryde  
Chobham Park Lane | Chobham | Woking | Surrey | GU24 8HG

FINE & COUNTRY

# WOODLANDS RYDE

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*Nestled in a private estate in the heart of Chobham lies Woodlands Ryde.*

*First conceptualised in 2007 and finally completed five years later, this one-of-a-kind property features a five-bedroom detached house, separate leisure complex with guest accommodation, spacious annexe with further accommodation, extensive stabling and outbuildings, and considerable planning permission.*

*Set across 18.6 acres of idyllic country grounds, Woodlands Ryde effortlessly blends the tranquillity of the country escape with the thrills of modern luxury in a way that could only be tailor made.*













### **Accommodation Summary**

Woodlands Ryde is the ultimate culmination of style and practicality.

### **Ground Floor**

An elegant entrance hall leads to generously sized living spaces with underfloor heating throughout – all laced with character and charm.

The ground floor features a sociable kitchen with porcelain floor tiling, a breakfast area, casual dining space, feature log burner and French doors opening directly to the patio and garden. This is the perfect spot for family gatherings! The grand reception room and formal dining room offer ample space to entertain in style. Seamlessly marrying form with function, the ground floor features a utility room with an inset sink, granite work tops and a range of base level units. A spacious and bright study overlooking the property entrance completes this floor.

Lofty sash windows, individual character features and custom woodwork breathe personality and charm into every interior of this property.











# Seller Insight

“ The present owners of Woodlands Ryde stumbled across an old house with impressive surrounding grounds in the heart of Chobham one Sunday morning. They knocked on the front door and made an offer on the property. Once accepted, planning commenced to build their dream home. Woodlands Ryde was finally brought to life in 2012.

Fondly reflecting over their many years here, the present owners share a few of their favourite facets. The recreational complex, situated only a few steps away from the principal property, has remained a firm favourite with their kids and grandchildren. Meanwhile, the sociable kitchen, formal dining room and grand reception room have allowed for endless opportunities to entertain family and friends over the years. The triple garage and outbuildings have provided the present owners with plenty of space to store and renovate 12 classic cars and 8 bikes with the capacity for even more!

With an exceptional EPC rating to hand, the present owners share how the extensive green additions to the house enable maximum energy efficiency and significant cost savings. The property also holds significant rental income earning potential, particularly with the equestrian facilities on offer.

With a lifelong background in property development themselves, the present owners have well and truly paved the way for an incredible development opportunity. They have successfully obtained planning permission to build a 15,000 sq ft mansion. Accompanied by three acres of land, we are told that the gross development value of this property is between £7,500,000-£9,500,000.

The sense of community amongst the seven families that reside on this private estate will certainly be missed by the present owners, who frequently socialise with neighbours over a game of pool or darts. A private WhatsApp group keeps the residents of this estate connected and supported.

When asked what they will miss most about Chobham, they reflect on the abundance of wildlife, protected green spaces, lovely pubs, and efficient transport links. Above all else, this charming English village has allowed them to enjoy both the serenity of country life and the comfort of everyday conveniences – right on their doorstep!

The present owners of Woodlands Ryde are certain that this property will delight and charm their successors, offering endless opportunities to create the ultimate sense of home.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





## First Floor

Venturing upstairs, the grand staircase leads to five well-appointed bedrooms. The ultimate sanctuary of luxury, the principal bedroom features a generously sized dressing room. Accomplishing both elegance and comfort, each bedroom comes equipped with its own ensuite, state of the art LED lighting and breathtaking views overlooking acres of country grounds.

















### Leisure Complex

Only a few steps away from the principal property is the leisure complex with guest accommodation. This luxurious complex, also equipped with underfloor heating, features a recreational room, kitchenette, gym, and indoor swimming pool, serving as a wonderful retreat to relax and unwind. The adjoining triple garage offers ample space for storage and renovation.









## Outside

Spread across acre upon acre are twenty stables, equipping this property with impressive equestrian facilities. This stable land holds significant rental income earning potential.

The impressive sequence of outbuildings is not just for horse lovers! This area provides extensive workshop space for DIY projects and creative pursuits alike. Overlooking these outbuildings sits a barn of approximately 2600 sq ft. Complete with three bedrooms, two bathrooms, a dining room, reception, kitchen, and study, this complex also offers considerable rental income earning potential.

Planning permission has been granted to subdivide this plot and replace one of the existing barns and stable block with a 15,000 sq ft mansion that will be accompanied by over three acres of land. We are told that this property holds a gross development value of between £7,500,000-£9,500,000.















# LOCATION

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Woodlands Ryde is approached via a gated driveway, providing complete privacy from the outside world and yet still within walking distance of Chobham High Street. Here you'll find boutique shops, independent eateries, and the oldest church in the borough of Surrey Heath.

Nature lovers will enjoy the abundance of local green spaces on offer. Chobham Common, the largest National Nature Reserve in the southeast of England, can be directly accessed via Woodlands Ryde, while Horsell Common and Goldsworth Park are only a stone's throw away! Local farmers' markets and old school pubs offer a true sense of village life, while active football, rugby and cricket clubs keep this quintessential English village connected and lively.

Families will appreciate the outstanding schools and fantastic transport links within and around Chobham. With swift and direct access to London from Woking train station in under 25 minutes and convenient road links to the M3 and M25, Chobham is the perfect place for commuters and those seeking a tranquil and yet connected lifestyle.

From the serene landscapes and listed buildings to the cozy coffee shops and abundance of wildlife, Chobham has somehow managed to retain its rural charm and country essence in the face of so much change elsewhere.









### Services, Utilities & Property Information

Water - Mains water supply

Heating - Underfloor heating & air source heat pump

Electricity - Mains electricity supply with solar panelling

Sewerage - Private septic tank

Mobile Phone Coverage - 4G is available in the area; we advise you to check with your provider.

Broadband - Superfast broadband (FTTC) is available in the area.

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Title - Please note there are easements and restrictive covenants on this title - please speak with the agent for further information.

Tenure - Freehold

### Directions

GU24 8HG

### Local Authority

Surrey Heath Council

Council Tax Band: H

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

### Website

For more information visit [www.fineandcountry.co.uk](http://www.fineandcountry.co.uk)

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





SITE PLAN

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE / REDUCED HEAD HEIGHT)  
9833 SQ FT / 913.5 SQ M  
OUTBUILDINGS = 7775 SQ FT / 722.3 SQ  
TOTAL = 17608 SQ FT / 1635.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.09.2024











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After graduating from Cambridge University, I worked in wealth management and oversaw international property portfolios before moving into impact investing. Now part of the South and West Surrey team at Fine & Country, I offer a tailored and comprehensive service from start to finish with dedication to delivering best-in-class client care.



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I have been working in property, both locally and internationally for over 20 years, giving me an in-depth and holistic knowledge of how the property market works. I understand the persistence and intricacies that are often required to enable a transaction to complete, especially at the luxury end of the market. I ensure that I lead my clients openly and conscientiously through this process, striving to exceed their expectations.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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