



MERLA

VALLEY END • CHOBHAM • SURREY



COCKERHAM
TELLWRIGHT



MERLA

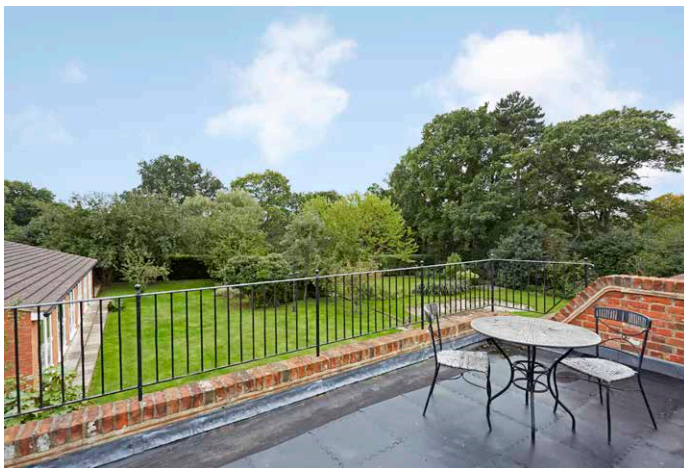
VALLEY END • CHOBHAM • SURREY

Space and flexibility in abundance

- entrance hall
- 39' living room
- dining room
- study
- family room
- kitchen/breakfast room
- boot room
- cloakroom
- utility room
- master bedroom with dressing room
- en-suite bathroom and large roof terrace
- guest bedroom with dressing room and en-suite bathroom
- third bedroom suite
- 2 further bedrooms
- family bathroom
- large detached outbuilding comprising games/ recreational room
- gym
- reception
- bathroom
- triple garage
- 1 bed studio with kitchenette and bathroom
- stable block with 2 boxes, tack room/office
- gardener's WC
- formal gardens and 2 paddocks
- in all approximately 5 acres.







DISTANCES

Windlesham 1.5 miles

Chobham and Sunningdale 2 miles

Windsor 9 miles

Heathrow 11 miles

Central London 26 miles.

DESCRIPTION

Merla is an older style property which has undergone many recent improvements now providing versatile and excellent family accommodation. In the main house there are 4 separate reception rooms, the largest being the 39' drawing room with access and views over the rear gardens. Within the grounds are further outbuildings which can be used for multiple purposes.

GARDEN AND GROUNDS

The house is well set back from the road and accessed via two sets of wrought iron gates which open onto a driveway which lead to a large brick paved area providing ample parking beyond which is the attached triple garage. The remainder of the front incudes the detached studio and an area of woodland. The rear gardens face south and are a particular feature comprising large areas of well-maintained lawn which are dotted and surrounded by a vast array of fruit trees, flower beds, shrubs and trees. Immediately off the house there are various sun terraces with outside lighting, one with an Italian pizza oven, ideal for Al fresco living. Nearing the rear of the formal gardens is the stabling and a tree lined walkway which provides access via the 5-bar gate to the fenced paddock, the whole of which amounts to approximately 5 acres.

SITUATION

The property enjoys a semi- rural location tucked away down a private wooded lane situated between the popular villages of Windlesham, Sunningdale and Chobham.

AMENITIES

Schooling: The choice for both girls and boys is exceptional. These include, Hall Grove, Sunningdale prep, Woodcote, Papplewick, Coworth Flexlands, Bishopsgate, St. John's Beaumont, St. George's, St. Mary's, ACS, Tasis, Eton and Wellington college.



Shopping: There are local shopping facilities in Windlesham, Sunningdale and Ascot. More comprehensive facilities can be found nearby at Windsor, Camberley and Guildford.

Sporting Venues: Golf clubs at Sunningdale, Windlesham, Swinley, Wentworth and Foxhills country club. Spa facilities at the Berrystede, Coworth Park, Wentworth and Pennyhill Park. Ascot racecourse is only a short distance away as well as Polo at the Guards club and The Royal Berkshire. Cinemas and leisure centres located in Windsor, Camberley and Guildford.

Travel: Various junctions for the M25, M3 and M4 are very conveniently located providing easy access to central London and the West Country as well as both international airports, Heathrow and Gatwick. There are also main line railway stations with direct access to Waterloo at Ascot, Sunningdale and Virginia Water.

Outdoor activities: The Windsor Great Park, The Savill Garden and Chobham common are popular venues for great country walks, cycling and horse riding. A licence to ride in Windsor Great Park can be acquired.

Restaurants: There are various restaurants in the area including The Drawing Room & The Barn at Coworth Park, La Sorrentina, The Surrey Cricketers and Carpenters Arms.

POSTCODE

GU24 8TE.

SERVICES

We are advised by our client that there is private drainage. Gas, electricity and water are mains supplied

FIXTURES AND FITTINGS

Fitted carpets, curtains, light fittings and white goods are excluded from the sale but may be available by separate negotiation.

LOCAL AUTHORITY

Surrey Heath 01276 707 100

VIEWINGS

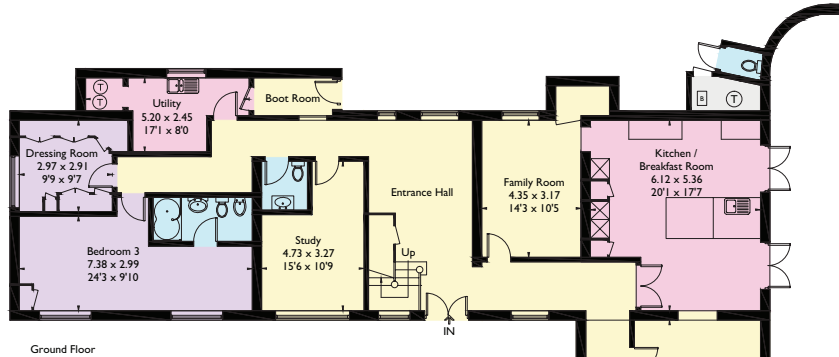
Strictly by appointment with the sole agents Cockerham and Tellwright.

Approximate Gross Internal Area = 400.9 sq m / 4315 sq ft (Excluding Void / Eaves)

Garage = 49.7 sq m / 535 sq ft

Outbuilding = 269.9 sq m / 2905 sq ft (Excluding BBQ Area)

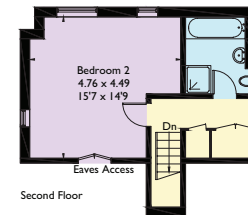
Total = 720.5 sq m / 7755 sq ft



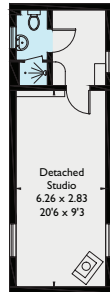
Ground Floor



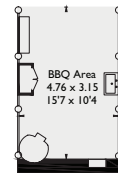
First Floor



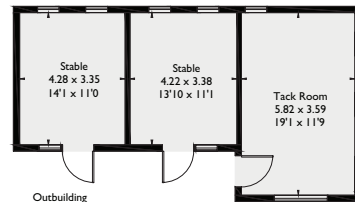
Second Floor



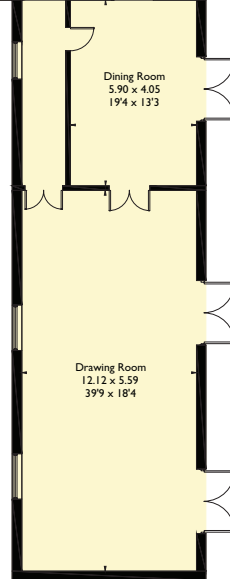
(Not Shown In Actual Location / Orientation)
Detached Studio



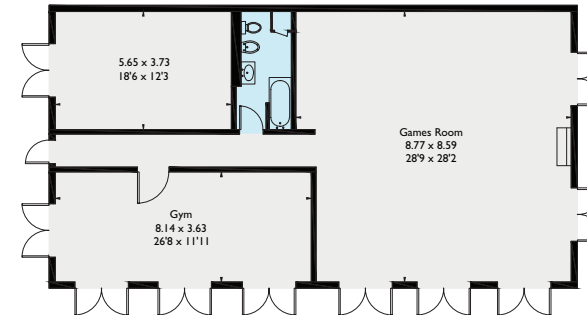
(Not Shown In Actual Location / Orientation)
Outbuilding



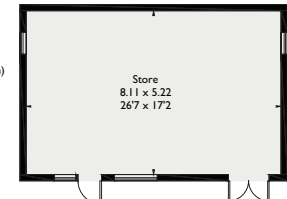
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Outbuilding



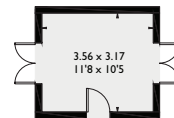
Drawing Room



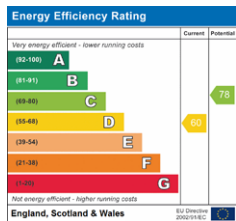
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Outbuilding



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Outbuilding



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Outbuilding



COCKERHAM
TELLWRIGHT

CONTACT:

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DISCLAIMER: We have prepared these sales particulars as a general guide and they must not be relied upon as statement of fact. Floorplan measurements are approximate and are for guidance purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.