



BOURNESIDE

Bagshot Road, Chobham, Surrey

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BEAUTIFUL HOMES

A FINE COUNTRY HOUSE WITH A REMARKABLE HERITAGE

Bourneside is a handsome, Grade II listed home with roots dating back over 400 years and offering a rare blend of period character and everyday practicality. Carefully extended and sympathetically updated, the property now offers more than 2700 sq ft of accommodation and an abundance of outdoor space. It's a home that feels both substantial and surprisingly flexible; well suited to family life, working from home or simply escaping to something quieter and more rooted.

Full of original charm and wrapped in mature, secluded gardens, this is a property of genuine architectural heritage that also manages to be eminently practical. With no onward chain and the option for a long-stop completion, it's a rare and flexible opportunity to secure a home of substance in a well-connected yet peaceful location.



ENVIABLY HANDSOME, BOTH OUTSIDE AND IN

Set in a generous plot with mature gardens and driveway parking for multiple vehicles, the property generates a wonderful first impression. The house is introduced by a pretty walled garden with a white picket pedestrian gate on one side while the other presents a large gravel driveway beyond secure electric gates, offering a reassuring sense of privacy. Indeed, it's this view of the incredibly attractive building that once made it onto a Waddingtons' jigsaw puzzle thanks to its significant kerb appeal.

The original Surrey smokehouse was built in the 17th century and carries many of the features you'd expect, such as exposed timbers and fireplaces. The more recent 20th century extension added thoughtful modernisation that quietly brings the house in line with contemporary needs. It provides some lovely features such as large sash windows and cleverly uses beautiful planting such as Wysteria and decorative Ivy to blend itself into older parts of the property perfectly.



HERITAGE PERSONALITY AND EVERYDAY PRACTICALITY

Once inside, the sense of history continues in almost every room. Beams and brickwork, sash windows and panelling all contribute to the authenticity and warmth of the home, but the real standout here is the balance of traditional charm with practical updates. Every room feels useable - some cosy and intimate, others open

and generous - and the layout supports both entertaining and retreating in equal measure.

The ground floor comprises three main reception spaces, each with its own character, as well as a study.



As you enter the house, to your right is the dining room. Cosy and characterful yet sizeable enough to accommodate a large dining table for 10 comfortably, this room is part of the original 17th century Surrey smokehouse and has a wonderful feel. It also has direct access to the kitchen and to the study.

The study is a great-sized space for working or for a hobby room or snug. This room overlooks the front garden and with direct access to the kitchen and up to bedroom 4 via a small, secret, secondary staircase.



Back in the hall, past the stairs on your left, the large triple-aspect drawing room stretches an extensive 23 feet, making it a natural hub for large gatherings. Full of natural light, thanks to its triple-aspect outlook with garden views to the front and rear and French doors to the garden, it's a space that invites year-round use for entertaining or cosy evenings in front of the open fire.



The kitchen / breakfast room is a beautifully sociable space with a sizeable central island with breakfast bar, garden views and underfloor heating. Both practical and inviting, there's Shaker-style cabinetry, Miele ovens, integrated appliances, granite worktops and a separate utility room with access to the back garden. There's plenty of room for informal dining, and the open-plan layout gives it a strong connection to the rest of the ground floor. Whether you're hosting Sunday lunch or chatting over a coffee, it's a space that adapts with ease.





The separate utility room has direct access to the rear garden and is ideal for stowing muddy boots and coats, while also keeping the hum of household appliances neatly out of sight” and then have the separate paragraph about the WC

The recently refurbished downstairs WC is a perfectly placed between the drawing room and the kitchen at the far end of the entrance hall.



FOUR BEDROOMS, FLEXIBLE OPTIONS

Upstairs, the property offers four generous bedrooms, two of which have their own recently refurbished en suites.



Image has been digitally staged / furnished for example purposes

The principal suite is generously proportioned and a very calming space. With garden views and a large bright, well-appointed en suite bathroom with underfloor heating and radiators, it's a peaceful retreat with built in storage and plenty of room for various other free-standing pieces.



Image has been digitally staged / furnished for example purposes





To the far end of the landing, bedroom 2 is another really spacious room and again, benefits from its own en suite, making it ideal as a guest suite or older child's room.

Bedrooms 3 and 4, served by the large family bathroom, are both good-sized doubles, each with their own charm and character. There's also scope here to repurpose, should you need further workspace, hobby areas or dressing rooms, depending on lifestyle and stage of life.

These two rooms have an adjoining door, but can also both be accessed independently thanks to the secondary staircase, which links the study directly to bedroom 4, possibly offering the potential for a self-contained guest or au pair suite, or simply a more independent space for older children.

The loft space above is boarded and highly accessible, offering easy-to-use extended storage and simple access to the boiler, hot water tank and water softener.



A GARDEN OASIS

The gardens and grounds are well-established and lovingly maintained, providing an ideal setting for al fresco entertaining, morning coffees or relaxed afternoons outdoors. The plot is approaching an acre and has been thoughtfully laid out to combine open lawn with planting, providing both space and structure. Mature hedging and clipped conifers offer seclusion and greenery year-round, while the wide lawn is dotted with fruit trees and bordered by flowering shrubs.





The rear patio creates an ideal setting for outdoor dining, coffee in the morning sun or an evening drink under the stars. The whole plot is fenced and hedged for privacy, with a strong feeling of enclosure and calm. There's room to entertain, room to relax, and room to grow, with privacy and greenery in every direction.

A 3-phase electricity supply has been installed, providing scope for solar panels or EV charger installation (STPP and consent), helping futureproof the property for modern environmental needs.



IMMEDIATE AVAILABILITY - WITH TIME TO PLAN



One of the more unusual benefits of this sale is the opportunity for a long-stop completion, giving buyers the flexibility to plan renovations or personal touches after exchange and before moving in. Whether you're looking to decorate, refurbish, or simply plan ahead, this degree of flexibility is rare and extremely useful.

The house is available immediately with no onward chain, offering a smooth and straightforward route to securing a truly unique and characterful home.

This is a house that offers more than the sum of its parts. It's both timeless and current, characterful yet practical - a place with genuine roots, but still adaptable for modern living. For those seeking something a little different - something special - this Grade II listed home could well be the one.

ROUND AND ABOUT

Bourneside sits around 1.5 miles from the centre of Chobham, a charming and well-served village with day-to-day shopping, independent boutiques and several excellent pubs and restaurants. For a broader range of services, the towns of Woking, Guildford, Ascot and Windsor are all easily accessible by road and the surrounding countryside villages offer a plethora of eating and drinking options.

The local area is rich with opportunity for walking, riding and outdoor pursuits. Chobham Common and West End Common are both within easy reach, offering scenic routes and trails directly from the village.

When it comes to schools, the area offers an excellent selection. Gordon's School (just 1.1 km away), Coworth

Flexlands, Hoebridge, Hall Grove, St George's Weybridge and Heathfield in Ascot are all within reach, making it an ideal location for families with children of all ages.

Sporting options are equally well catered for. Whether it's golf at Sunningdale, Queenwood, Wentworth, The Berkshire or Foxhills, polo at Guards Club, or racing at Ascot and Windsor, the area offers a broad and prestigious range of facilities.

Travel wise you are well served as well with easy access to the M3 while a short drive to Woking offers direct trains to Waterloo in about 25 minutes or a local stopping service from Sunningdale in ~50 minutes.



THE FINER DETAILS

EPC:	D
Council Tax Band:	G
Heating:	Gas central heating with underfloor heating in Kitchen & Principal En Suite
Distances:	1.5 miles from Chobham High Street 2.5 miles from M3 3.4 miles to Bagshot Station 4.4 miles from Sunningdale Station 4.7 miles to Woking
Local Authority:	Surrey Heath Borough Council



Ground Floor



First Floor

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Approximate Area:
Ground Floor 130 m² / 1400 ft²
First Floor 123 m² / 1327 ft²
Total Accommodation 253 m² / 2727 ft²



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