



VICTORIA LODGE



# W E L C O M E

Chobham is one of Surrey's finest villages, a highly sought after area with great transport links and beautiful countryside.





All images used for illustrative purpose. All images, photographs and dimensions are not intended to be relied upon for nor to form part of, any contract unless specifically incorporated in writing into the contract.

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# YOUR NEW HOME

Victoria Lodge is a stunning collection of bespoke two and three bedroom apartments and a beautifully presented three bedroom house located in the charming and picturesque village of Chobham.



# HISTORY

The history of Chobham stretches back to before Domesday, being first recorded in the 7th century, during Saxon times. During the period of great redevelopment which swept South East England in the 16th century, many fine farmhouses were built in Chobham, a large number of which survive today. Consequently, a wealth of beautiful old houses and cottages may be seen whichever road or lane is explored.



VICTORIA LODGE



# CHOBHAM VILLAGE



Despite being so close to the capital, Chobham retains a wonderfully village vibe. Unlike other rural villages, Chobham's high street is thriving, brimming with picturesque architecture, award winning restaurants, antique shops, farmers markets, boutiques and numerous gastro pubs. This includes the Four Horse Shoes, where drinkers can sit and watch horses being shod at the nearby farriers.







Two small rivers flow through the village, the Mill Bourne and the Bourne, and are flanked by pleasant wide water meadows. Countless footpaths, bridleways and curiously named lanes meander through the picture perfect countryside. The wide open heaths have been particularly favoured by horse riders and Chobham has become a well known equestrian centre, in fact two large polo clubs are based in Chobham, Westcroft Park Polo Academy and Ascot Park Polo Club, the largest polo training academy in the world.



Chobham Common, which commands 1400 acres, remains the largest nature reserve in the South East of England and one of the finest remaining examples of lowland heath in the world. There are endless outdoor activities to enjoy in both the village and surrounding area, with some of the best golf clubs in the country on your doorstep, including Wentworth, Sunningdale and Foxhills.



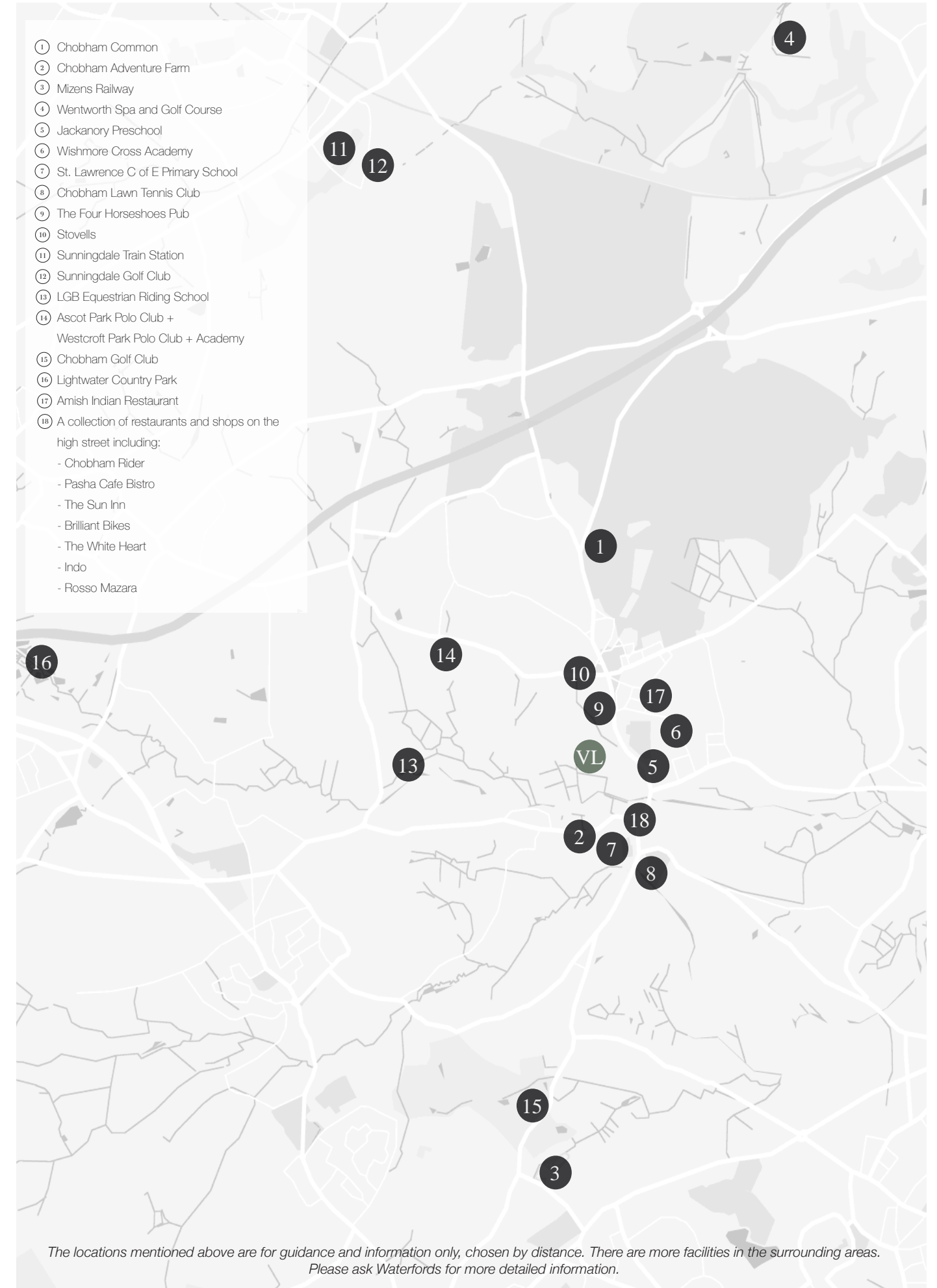


# ACCESSIBILITY

Just off the M3 from Junction 12 of the M25. Chobham is close to both Sunningdale and Woking train stations both offering direct routes into London. Woking is just 3 miles away and has a fast 28 minute service to London. Heathrow is easily accessible being just 13 miles away.



10 minute drive	WOKING STATION
10 minute drive	FOXHILLS COUNTRY CLUB
10 minute drive	VIRGINIA WATER LAKE
15 minute drive	ASCOT RACE COURSE
22 minute drive	HEATHROW AIRPORT





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# INTERIORS





*You will sleep peacefully in these tranquil elegant bedrooms. Styled to bring you a graceful retreat, you will find yourself immersed in the very definition of comfort.*





Professionally designed interiors where every detail has been thought through by our team of architects and designers. Each apartment and house is fitted with underfloor heating throughout, wool loop carpets, beautiful Porcelanosa stone floor tiles, porcelain tiles in the bathrooms and exceptionally high quality Porcelanosa sanitary ware and free standing baths. The kitchens have been carefully designed with shaker style cabinetry and include the luxury of fully integrated appliances, quartz worktops, induction hobs and generous storage.





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# FLOOR PLANS



# APARTMENTS

UNIT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
1	2	GF	59 sqm	635 sqft	27
2	2	GF	63 sqm	678 sqft	28
3	2	GF	59 sqm	635 sqft	29
4	1	GF	57 sqm	614 sqft	30
5	3	FF, SF	101 sqm	1087 sqft	31
6	2	FF, SF	93 sqm	1001 sqft	32
7	3	FF, SF	118 sqm	1270 sqft	33
8	3	FF, SF	122 sqm	1313 sqft	34

# HOUSE

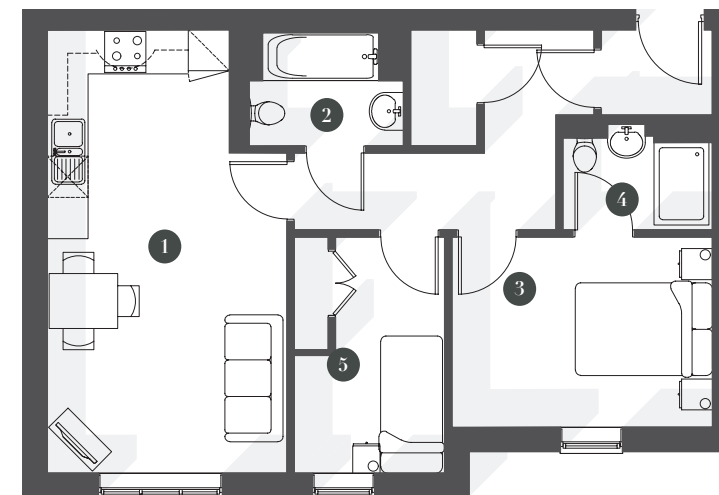
UNIT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
9	3	GF, FF	108 sqm	1163 sqft	35

Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed

# APARTMENT 1

TOTAL FLOOR AREA  
59 sqm / 635 sqft

GROUND FLOOR



1. KITCHEN/DINING/LIVING ROOM:  
6.45 m x 3.50 m / 21'2" ft x 11'6" ft (Max)

4. EN-SUITE :  
2.18 m x 1.54 m / 7'2" ft x 5'1" ft

2. FAMILY BATHROOM :  
1.69 m x 2.43 m / 5'7" ft x 7'12" ft

5. BEDROOM 2  
3.44 m x 2.19 m / 11'3" ft x 7'2" ft (Max)

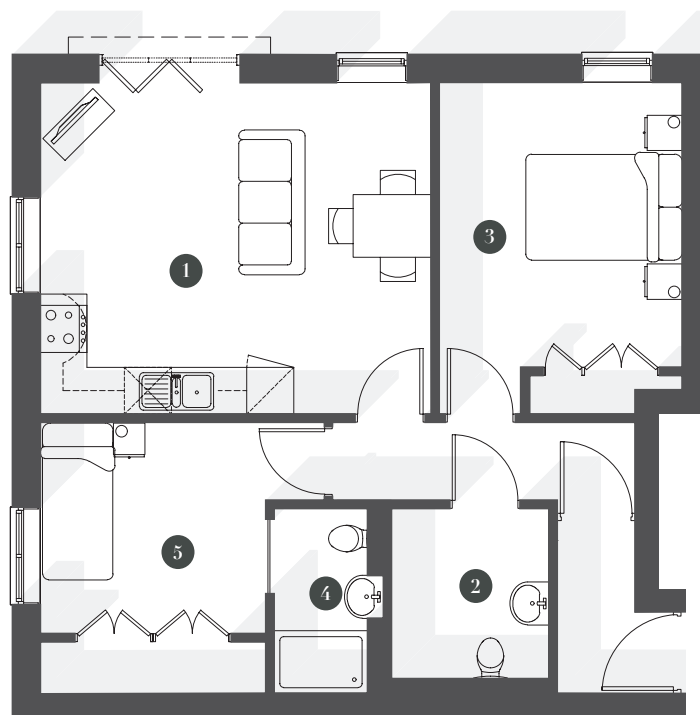
3. BEDROOM 1 :  
2.77 m x 3.80 m / 9'1" ft x 12'6" ft (Max)



# APARTMENT 2

TOTAL FLOOR AREA  
63 sqm / 678 sqft

GROUND FLOOR



1. KITCHEN/DINING/LIVING ROOM:  
4.23 x 5.01 m / 13'11" ft x 16'5" ft

2. FAMILY BATHROOM :  
2.36 m x 2.01 m / 7'9" ft x 6'7" ft

3. BEDROOM 1 :  
4.23 m x 3.10 m / 13'11" ft x 10'2" ft (Max)

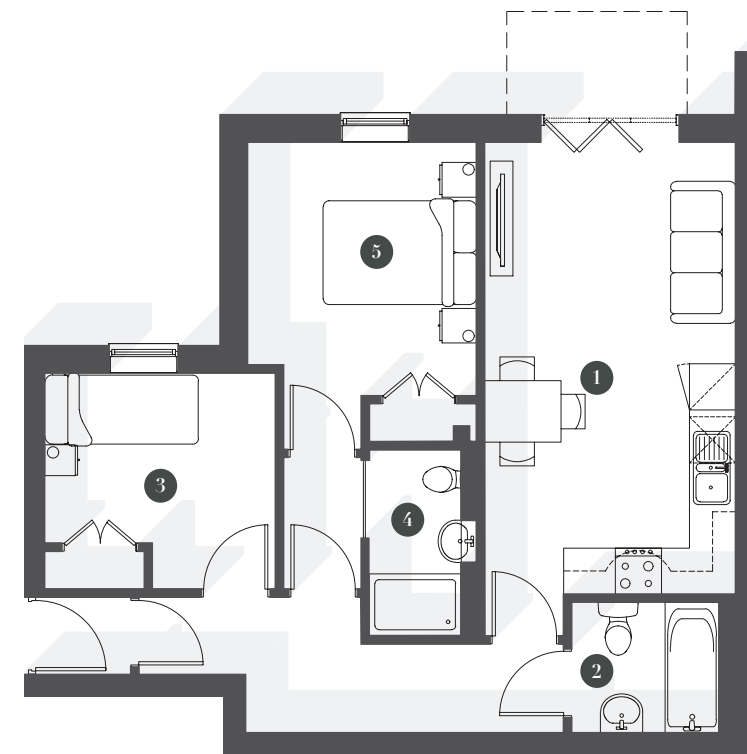
4. EN-SUITE :  
2.37 m x 1.40 m / 7'9" ft x 4'7" ft

5. BEDROOM 2  
3.47 m (Max) x 2.88 m / 11'5" ft (Max) x 9'5" ft

# APARTMENT 3

TOTAL FLOOR AREA  
59 sqm / 635 sqft

GROUND FLOOR



1. KITCHEN/DINING/LIVING ROOM:  
5.88 m x 3.27 m / 19'4" ft x 10'9" ft

2. FAMILY BATHROOM :  
1.71 m x 2.13 m / 5'7" ft x 6'12" ft

3. BEDROOM 1 :  
2.81 m x 3.01 m / 9'3" ft x 9'11" ft

4. EN-SUITE :  
2.42 m x 1.40 m / 7'11" ft x 4'7" ft

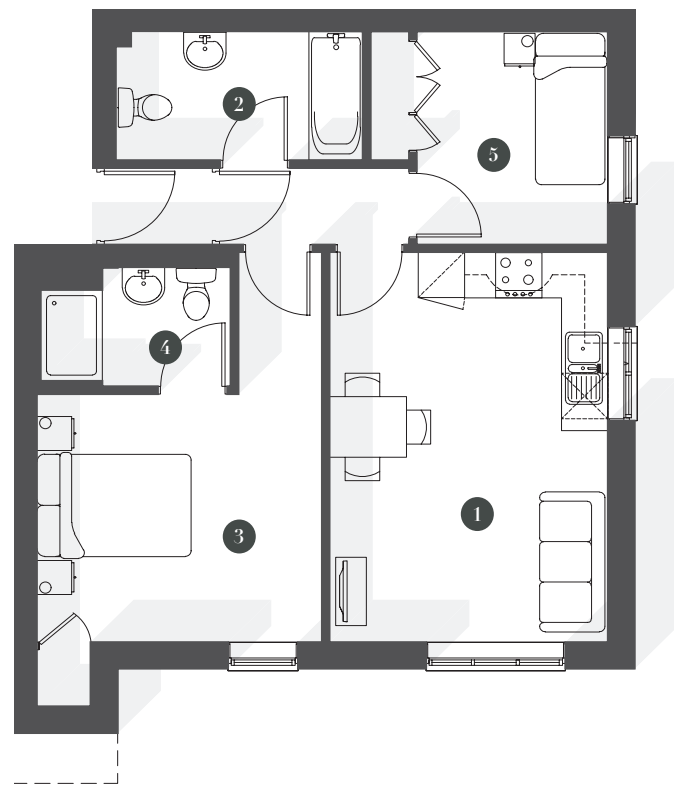
5. BEDROOM 2  
3.90 m x 2.99 m / 12'10" ft x 9'10" ft (Max)



# APARTMENT 4

TOTAL FLOOR AREA  
57 sqm / 614 sqft

GROUND FLOOR



1. KITCHEN/DINING/LIVING ROOM:  
5.15 m x 3.61 m / 16'11" ft x 11'10" ft

2. FAMILY BATHROOM :  
1.71 m x 3.21 m / 5'7" ft x 10'6" ft

3. BEDROOM 1 :  
3.28 m x 3.70 m / 10'9" ft x 12'2" ft

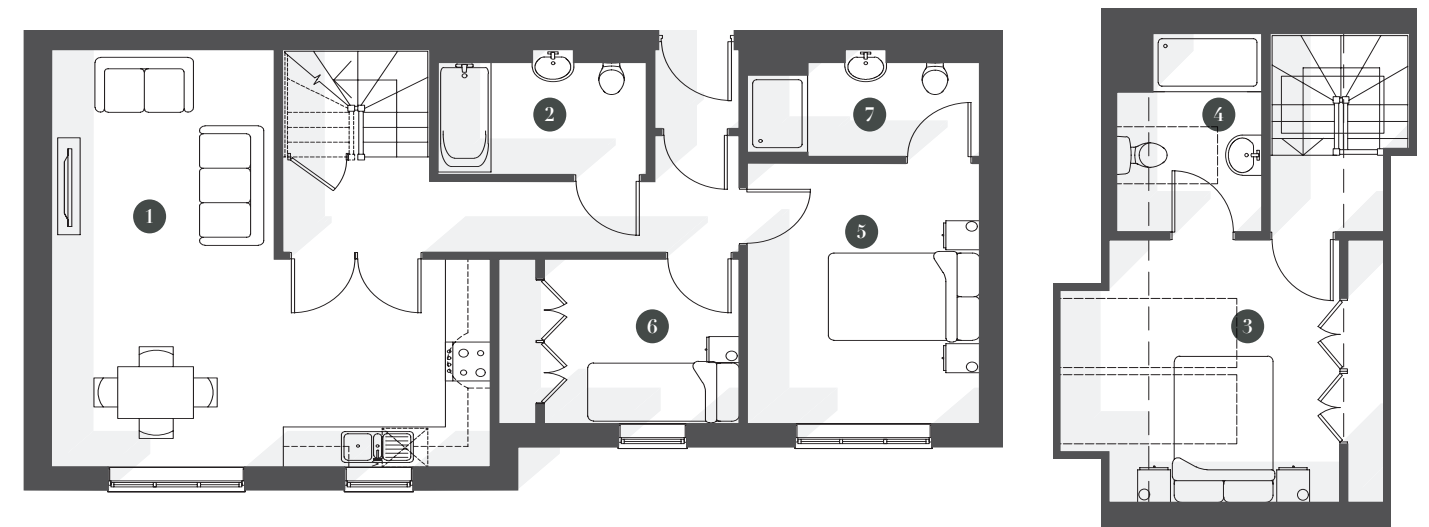
4. EN-SUITE:  
1.6 m x 2.5 m / 5'3" ft x 8'2" ft

5. BEDROOM 2 :  
2 m x 2.8 m / 6'7" ft x 9'2" ft

# APARTMENT 5

TOTAL FLOOR AREA  
101 sqm / 1087 sqft

FIRST FLOOR - SECOND FLOOR



1. KITCHEN/DINING/LIVING ROOM:  
6.46 m x 2.95 m / 16'11" ft x 9'8" ft  
Rising to 6.46 m x 5.98 m / 21'2" ft x 19'7" ft

2. FAMILY BATHROOM :  
1.94 m x 2.76 m / 6'4" ft x 9'1" ft

3. BEDROOM 1 :  
3.60 m x 4.08 m / 11'10" ft x 13'5" ft (Max)

4. EN-SUITE :  
2.72 m x 2.10 m / 8'11" ft x 6'11" ft

5. BEDROOM 2  
4.03 m x 3.07 m / 13'3" ft x 10'1" ft

6. BEDROOM 3  
2.55 m x 3.18 m / 8'4" ft x 10'5" ft  
(Max)

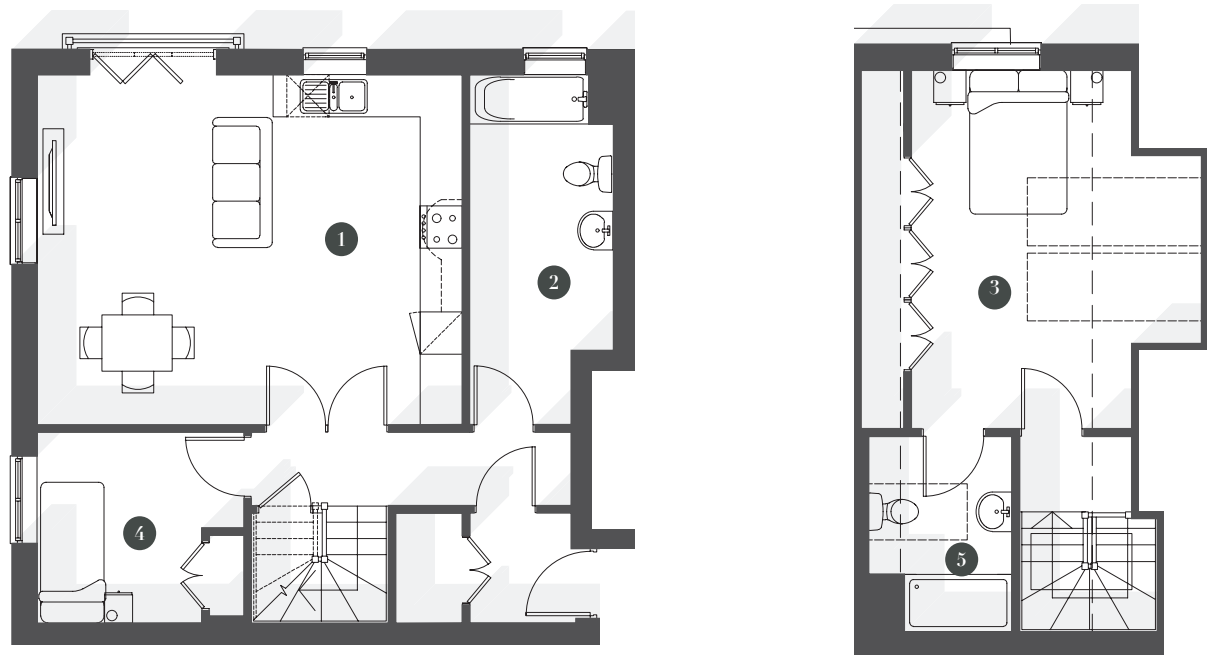
7. EN-SUITE  
1.66 m x 3.07 m / 5'5" ft x 10'1" ft  
(Max)



# APARTMENT 6

TOTAL FLOOR AREA  
93 sqm / 1001 sqft

FIRST FLOOR - SECOND FLOOR



1. KITCHEN/DINING/LIVING ROOM:  
4.98 m x 6.05 m / 16'4" ft x 19'10"

2. FAMILY BATHROOM :  
3.92 m x 2.05 m / 12'10" ft x 6'9" ft

3. BEDROOM 1 :  
4.98 m x 4.03 m / 16'4" ft x 13'3" ft (Max)

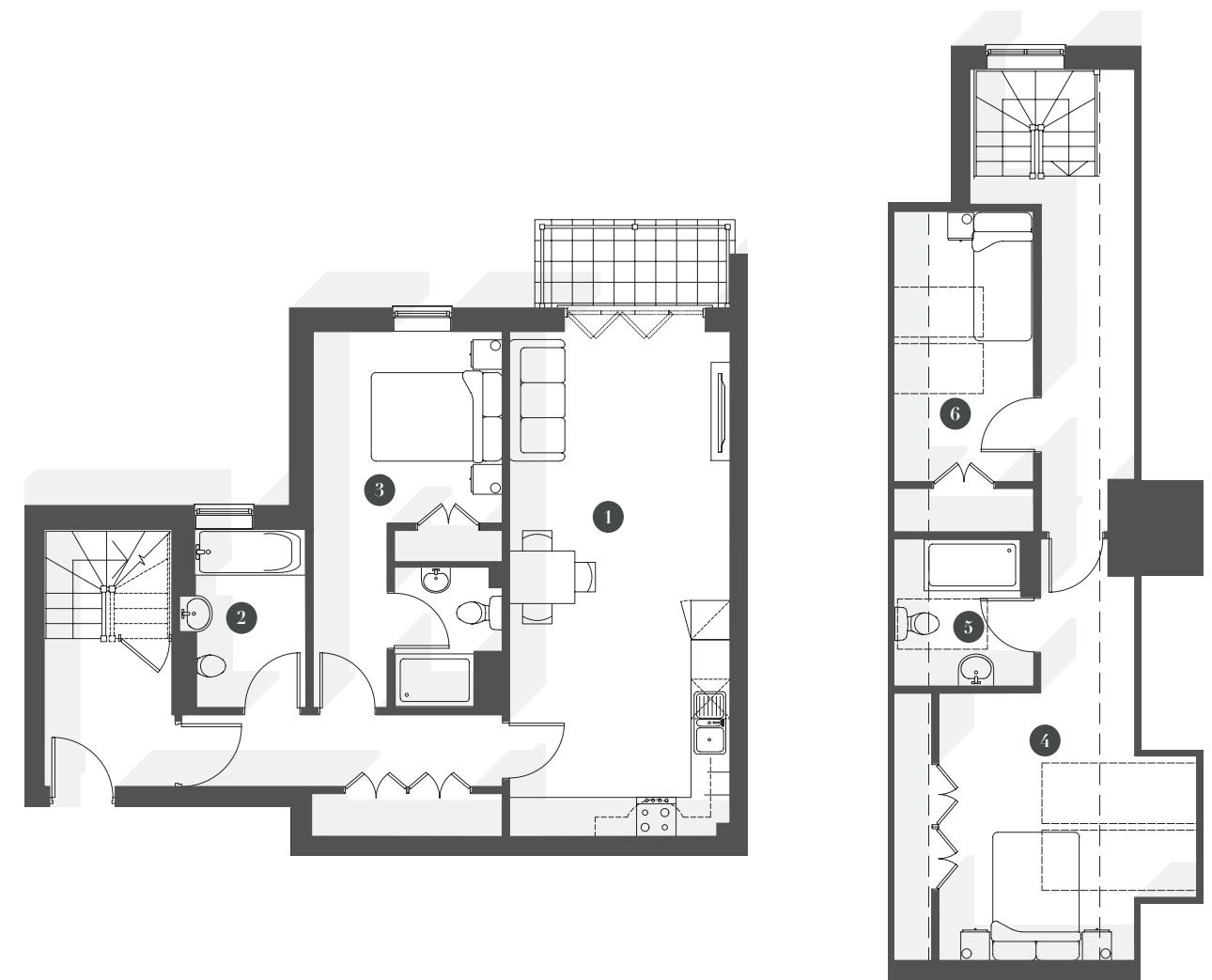
4. BEDROOM 2 :  
2.72 m x 2.95 m / 8'1" ft x 9'8" ft (Max)

5. EN-SUITE :  
2.71 m x 2.10 m / 8'11" ft x 6'11" ft (Max)

# APARTMENT 7

TOTAL FLOOR AREA  
118 sqm / 1270 sqft

FIRST FLOOR - SECOND FLOOR



1. KITCHEN/DINING/LIVING ROOM:  
7.70 m x 3.37 m / 25'3" ft x 11'1" ft

2. FAMILY BATHROOM :  
2.72 m x 1.94 m / 8'11" ft x 6'4" ft

3. BEDROOM 1 :  
3.51 m (Max) x 2.89 m / 11'6" (Max) ft x 9'6" ft

4. BEDROOM 2 :  
4.18 m x 4.03 m / 13'9" ft x 13'3" ft (Max)

5. EN-SUITE :  
2.30 m x 2.19 m / 7'7" ft x 7'2" ft (Max)

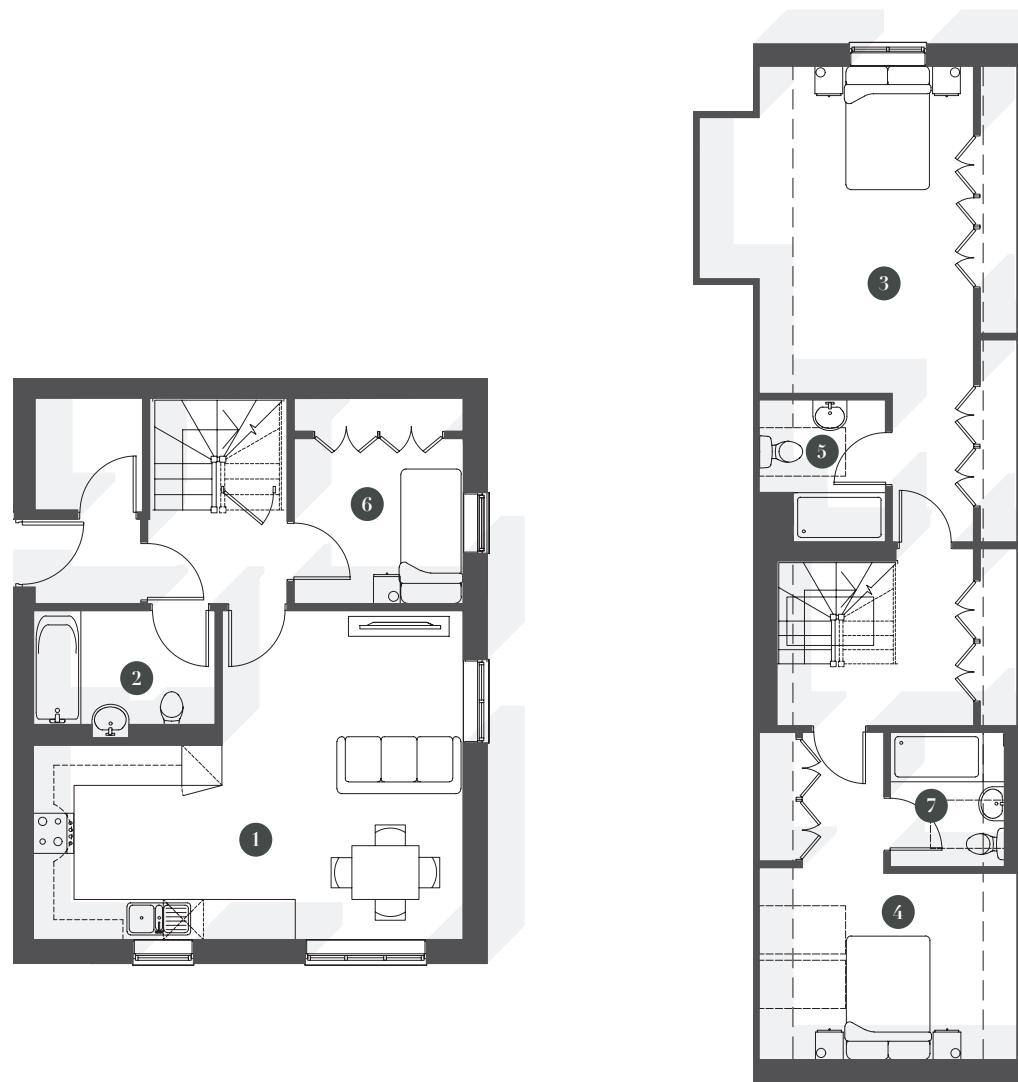
6. BEDROOM 3 :  
5.00 m (Max) x 2.19 m / 16'5" ft (Max) x 7'2" ft



# APARTMENT 8

TOTAL FLOOR AREA  
122 sqm / 1313 sqft

FIRST FLOOR - SECOND FLOOR



- |                                                                                                                           |                                                                    |                                                      |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------|
| 1. KITCHEN/DINING/LIVING ROOM:<br>4.90 m x 3.60 m / 16'1" ft x 11'10" ft<br>Rising to 4.90 m x 6.41 m / 16'1" ft x 21' ft | 4. BEDROOM 2 :<br>5.30 m x 4.17 m / 17'5" ft x 13'8" ft (Max)      | 7. EN-SUITE 2<br>2.18 m x 2.05 m / 7'2" ft x 6'9" ft |
| 2. FAMILY BATHROOM :<br>1.90 m x 2.71 m / 6'3" ft x 8'11" ft                                                              | 5. EN-SUITE 1 :<br>2.30 m x 2.05 m / 7'7" ft x 6'9" ft             |                                                      |
| 3. BEDROOM 1 :<br>5.30 m x 4.44 m / 17'5" ft x 14'7" ft (Max)                                                             | 6. BEDROOM 3 :<br>3.06 m (Max) x 2.52 m / 10'1" ft (Max) x 8'3" ft |                                                      |

# HOUSE 9

TOTAL FLOOR AREA  
108 sqm / 1163 sqft

GROUND FLOOR - FIRST FLOOR



- |                                                                                                              |                                                                                                         |                                                               |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 1. KITCHEN/DINING :<br>2.96 m x 3.02 m / 9'9" ft x 9'11" ft<br>Rising to 5.19 m x 6.32 m / 17' ft x 20'9" ft | 4. FAMILY BATHROOM :<br>1.91 m x 2.10 m / 6'3" ft x 6'11" ft                                            | 7. BEDROOM 2 :<br>4.21 m x 2.97 m / 13'10" ft x 9'9" ft       |
| 2. LIVING ROOM :<br>5.05 m (Max) x 3.19 m / 16'7" ft (Max) x 10'6" ft                                        | 5. BEDROOM 1 :<br>2.19 m x 2.97m / 7'2" ft x 9'9" ft<br>Rising to 4.72 m x 2.99 m / 15'6" ft x 9'10" ft | 8. BEDROOM 3 :<br>3.18 m x 3.25 m / 10'5" ft x 10'8" ft (Max) |
| 3. WC :<br>2.19 m x 1.34 m / 7'2" ft x 4'5" ft                                                               | 6. EN-SUITE 1 :<br>2.19 m x 1.50 m / 7'2" ft x 4'11" ft                                                 |                                                               |





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## Kitchen

Bespoke kitchen cabinetry with Shaker door  
 Caesarstone Quartz worktops  
 Chrome Ironmongery  
 Porcelanosa stone floor tiles

### Integrated Appliances As Indicated Below:

Multifunction single oven  
 Induction hob  
 Fridge Freezer  
 Dishwasher  
 Washer/Dryer  
 Microwave

## Bathroom

Fully tiled bathroom with Porcelanosa Porcelain Tiles  
 Porcelanosa Free Standing Bath  
 Porcelanosa Sanitaryware  
 Electric Toothbrush Socket  
 Heated Towel Rail  
 Bespoke Vanity Unit  
 Chrome Fixtures

## Interior Finishes

Porcelanosa Stone Floors  
 Wool Loop Carpet in Bedrooms and Living Area  
 White Four Panel Internal Doors  
 Chrome Ironmongery

## Wardrobe

Mould wardrobe doors  
 Bespoke Brass Handles

## General

LED Downlight To All Areas  
 Underfloor Heating Throughout  
 Chrome Sockets and Lighting Switch Plates  
 Sky Q TV Points





Birchcroft specialise in working on small exclusive projects, creating luxurious living spaces that are designed internally to the highest standard and where attention to detail is paramount. Quality and finish are of the utmost importance to us and much care has been taken by our architectural and specialist teams to produce expertly built and hugely appealing, creative living spaces.



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