



YORK HOUSE, 135 FAIRMILE LANE, COBHAM - FAIRMILE, KT11 2BU



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YORK HOUSE, 135 FAIRMILE LANE, COBHAM - FAIRMILE, KT11 2BU

PRICE £1,695,000

York House is a detached family home, built approximately 17 years ago with brick elevations to the ground floor and rendered and timbered elevations to the first floor with sealed unit double glazed windows under a tiled roof. There is a detached double garage with a separate annex above.

SITUATION

York House is approached by double electric gates shared with one other property, situated in the ever popular Fairmile Lane area of Cobham being within reach of the international school and Fairmile common which is ideal for dog walking. Cobham railway station is about 2 miles distant providing services to London Waterloo and Guildford. Cobham town centre is just over one mile away and has an excellent range of shops, cafes and restaurants.

ACCOMMODATION

The spacious family accommodation comprises

Reception Hall: with wooden flooring and decorative ceiling cornices and architraves.

Cloakroom: With low level WC and hand basin.

Drawing Room: A double aspect room, with wooden flooring and a feature ingle nook style fireplace with oak beam over. Double doors leading to

Conservatory: With ceramic tiled flooring and doors to patio and garden.

Dining Room: With casement doors to the garden.

Study: With built in book shelves and storage units.

Family Room: Front aspect with fireplace and double doors leading to

Kitchen/Breakfast Room: Fitted base and wall units, granite work tops integrated dishwasher, refrigerator and freezer, Leisure Range Master cooker with 4 rings gas hob over, electric griddle and hot plate, built in microwave. Ceramic tiled flooring and door to

Utility Room: With cupboard housing Potterton Suprima gas fired boiler for central heating and hot water, plumbing for washing machine, range of base and wall units, large storage housing two Megaflo hot water tanks, second WC and hand basin and door to the garden.

FIRST FLOOR

Galleried landing

Master Bedroom Suite: comprising bedroom, dressing room, walk-in wardrobe cupboard, further built in wardrobe cupboards.

En-Suite Bathroom: White suite comprising Jacuzzi bath, separate shower cubicle, low level WC, bidet, twin hand basins, fully tiled walls and floor.

Guest Bedroom: With built in wardrobe cupboards, garden views and door to.

Jack and Gill bathroom: comprising white suite of low level WC, bidet, shower cubicle with a spa shower, enclosed bath with mixer tap and hand held shower, twin hand basins, fully tiled walls and floor and return door to landing.

Bedroom 3: With good range of built in wardrobe cupboards

En-Suite shower room: with fully tiled shower cubicle, low level WC, pedestal hand basin.

Bedroom 4: With front aspect.

Bedroom 5: With front aspect.

OUTSIDE

Detached double garage block with two up and over doors, side door with staircase leading to

First Floor Annex: With wooden flooring, a bright and spacious triple aspect room with views over Cobham rugby club, Kitchenette area with fridge, hob, sink unit and range of base and wall cupboards. Bathroom comprising low level WC, hand basin and fully tiled shower, ceramic tiled flooring.

The front of the house is approached by a paviour driveway with an area of lawn well screened from the road by mature hedging.

To the rear of the property is a sun terrace leading onto areas of lawn with flower and shrub beds. With external lighting around the house.



Please note that these particulars are for guidance. Measurements are approximate and you should not rely on them for the fitting of carpets, curtains or other embellishments. We do not test appliances, equipment or services.

VIEWING: STRICTLY BY APPOINTMENT ONLY PLEASE

Elmbridge Borough Council Tax Band H £3,534.24

Mortgages: Our financial adviser, Baneberry Finance, offers buyers expert impartial mortgage advice.



Energy Performance Certificate

135, Fairmile Lane, COBHAM, KT11 2BU

Dwelling type: Detached house	Reference number: 8415-7727-3900-4384-5902
Date of assessment: 04 March 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 March 2015	Total floor area: 293 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,120
Over 3 years you could save	£ 1,572

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 549 over 3 years	£ 342 over 3 years	<div style="background-color: #2e8b57; color: white; padding: 10px; border: 1px solid white;"> You could save £ 1,572 over 3 years </div>
Heating	£ 4,902 over 3 years	£ 3,792 over 3 years	
Hot Water	£ 669 over 3 years	£ 414 over 3 years	
Totals	£ 6,120	£ 4,548	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

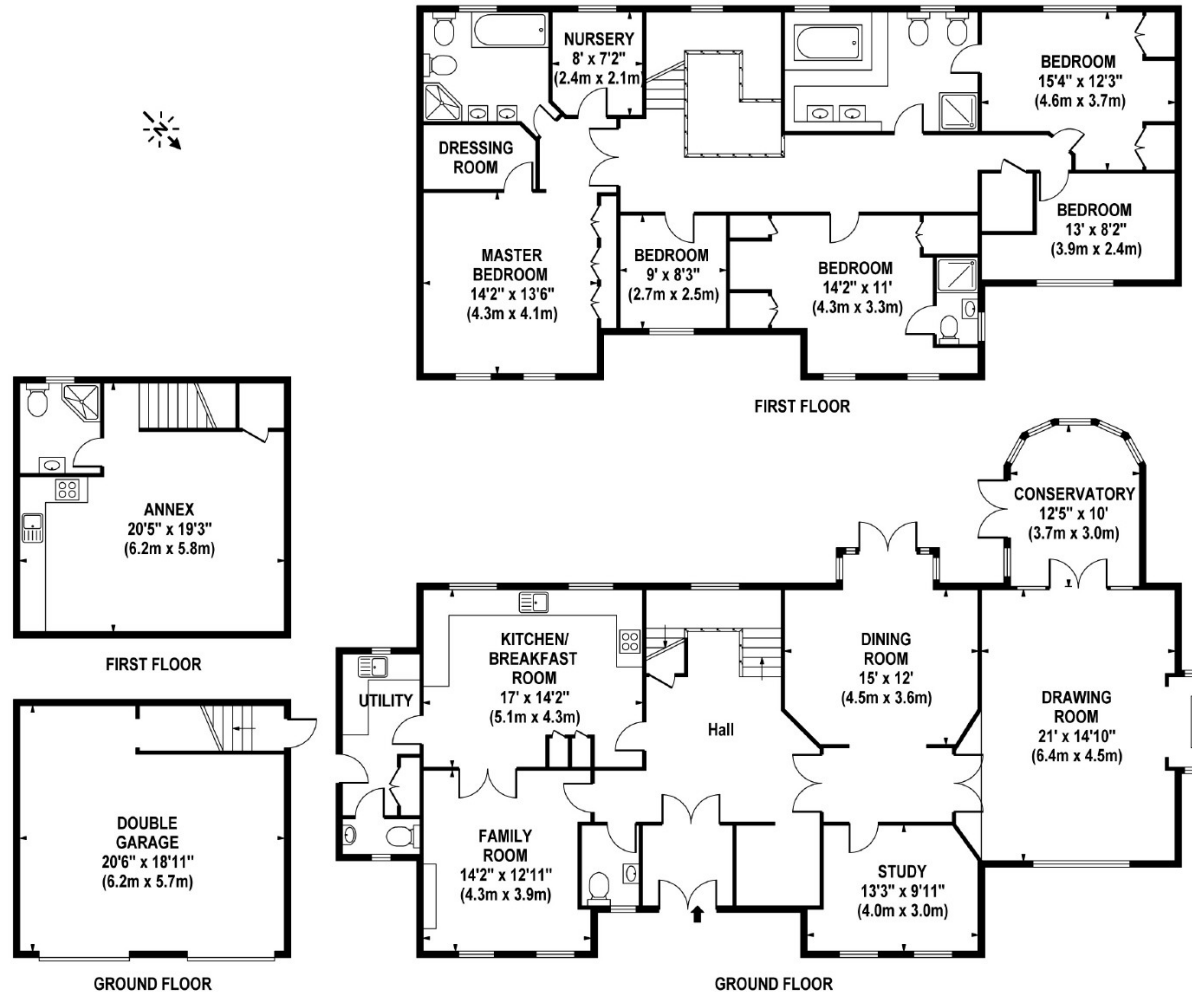
<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #2e8b57; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #2e8b57; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #2e8b57; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #2e8b57; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #2e8b57; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #2e8b57; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #2e8b57; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">77</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </tbody> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	77	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 252	✔
2 Draught proofing	£80 - £120	£ 78	✔
3 Low energy lighting for all fixed outlets	£125	£ 162	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



APPROX. GROSS INTERNAL FLOOR AREA 3180 SQ FT / 295 SQ M (MAIN HOUSE)
 APPROX. GROSS INTERNAL FLOOR AREA 785 SQ FT / 73 SQ M (OUTBUILDING)
 APPROX. GROSS INTERNAL FLOOR AREA 3965 SQ FT / 368 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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