



Bridle Gates  
Cobham, Surrey



# Bridle Gates, Hogshill Lane, Cobham, Surrey KT11 2AL - Price on Application

A rare and unusual opportunity set within a peaceful location yet close to Cobham's thriving town centre. Set within a plot of approximately 0.93 acres (0.38 hectares)

## Background

Bridle Gates is a two storey family home constructed originally in the 1950's with subsequent extensions at ground floor level in the 1970's and offers spacious 4 bedroom accommodation within the popular commuter village of Cobham.

The property has been in the same family ownership for nearly 60 years.

Rather unusually the property benefits from both front and rear vehicular/pedestrian access. The principal vehicular access is via a prestigious driveway off Leigh Hill Road albeit the address purtains to be Hogshill Lane.

Bridle Gates is extremely well placed for access to the village being only a 5 minute walk away.

## Accommodation

Totalling 1,819 sq ft (169sq m) Bridle Gates is a traditionally brick built property under a pitched tile roof.

There are a number of small outbuildings immediately adjacent to the house as well as a single garage located just off Hogshill Lane.

A tennis court occupies a significant portion of the plot.

## Schools

There is no shortage of quality schools in the vicinity. Surrey is known for its high level of quality independent preparatory and senior schools with the likes of Notre dame, Feltonfleet, Reed's and Parkside all within very close reach. As an alternative the newly formed, rapidly expanding and popular Cobham Free School is again very close. The American Community School again is

only a short distance from Bridle Gates.

## Communication

Cobham is exceptionally well placed for access to London with its own station (journey time of approximately 35 minutes) as well as the country's motorway network with the M25 J10 about 10 minutes drive away.

## Planning

No detailed planning enquiries have been made with the local planning authority although it is believed that the property could either be comprehensively renovated and refurbished or alternatively be suitable for demolition and replacement.

Prospective purchasers are advised to make their own enquiries.

## Method of Sale

The property is available for sale by private treaty on an unconditional basis only.

## Directions

For satellite navigation users, enter 'Leigh Hill Road, Cobham' into the address field. Progress up Leigh Hill Road and keep an eye to the left for a dark brown five bar gate on the left with a laurel hedge. 'Bridle Gates' is written on a small wooden sign in the centre.

Alternatively enter KT11 2AL into your satellite navigation. This will bring you in the Hogshill Lane end to the rear of Bridle Gates. There is a small garage at the end of the property and you can back up to the garage door to park.

For those without sat nav, leave the A3 at the Cobham interchange and head towards the town centre. As you enter the High Street look for Hogshill Lane just about opposite Barclays Bank. Take the lane. After about 200 yards the lane narrows just after French Gardens and

Bridle Gates is here on the right. The small garage at the rear of Bridle Gates can be found here where you can park.

**Local Authority** Elmbridge Borough Council Tel: 01372 474474 Tax Band G

**Services** - Mains gas, water, electric and drainage

**Tenure** - Freehold with vacant possession upon completion

**Fixtures and Fittings** - For the avoidance of doubt all fixtures, fittings and garden ornaments are specifically excluded from the sale but may be available by separate negotiation.

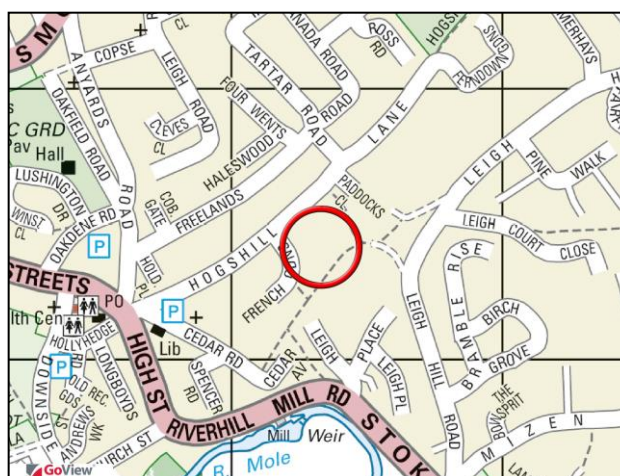
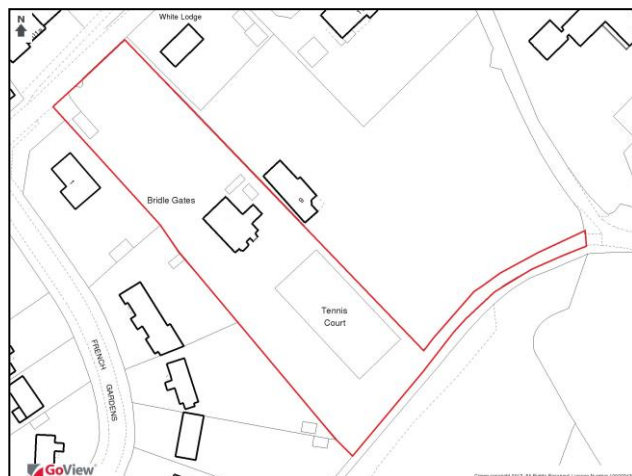
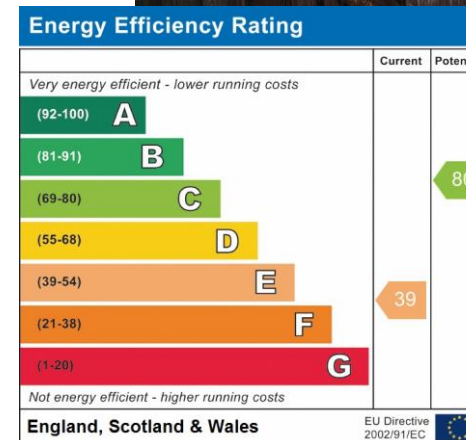
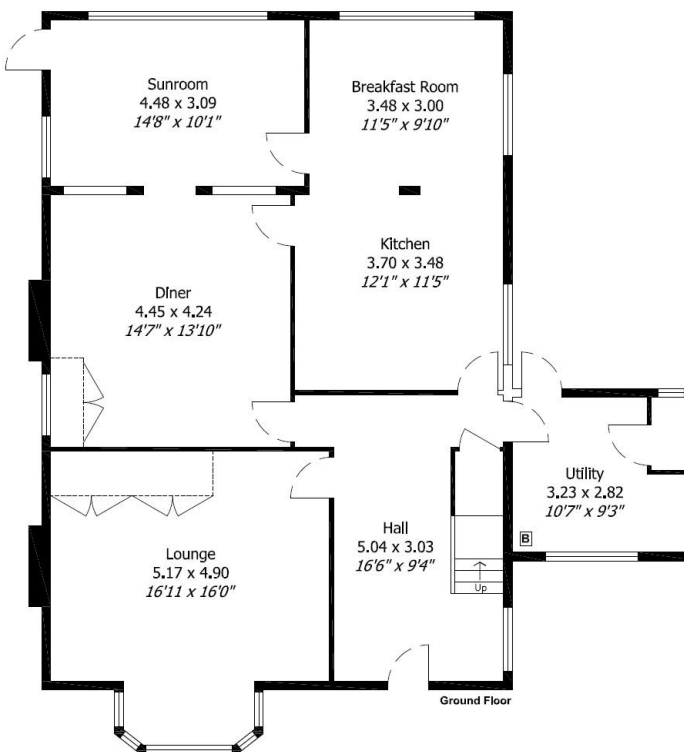
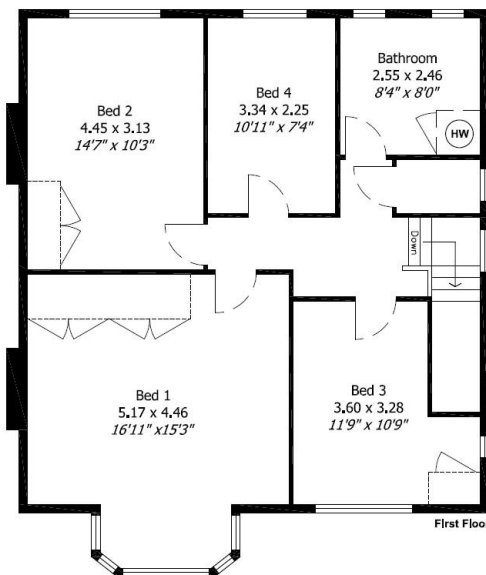
**Covenant** - The title is subject to restrictive covenants. Prospective purchasers should consider a single dwelling on the property only.

**Viewing** - Strictly by appointment. through the sole selling agents Coverwood. Contact Tim Metson on 01483 801092 / 07974 674876  
tim.metson@coverwood.com

## Bridle Gates Hogs Hill Lane Cobham KT11 2AL

Total Area - 169 sq mts

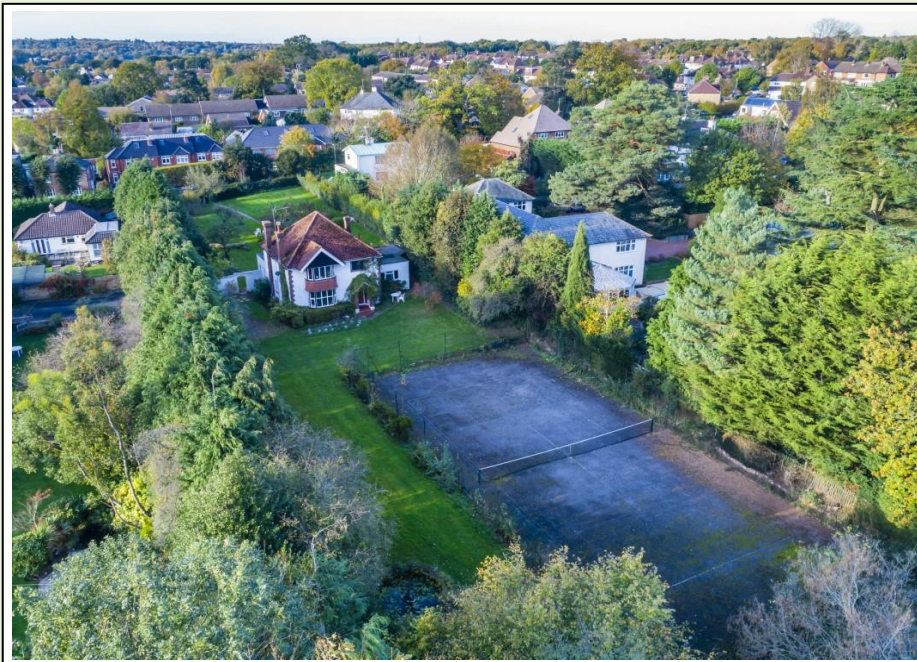
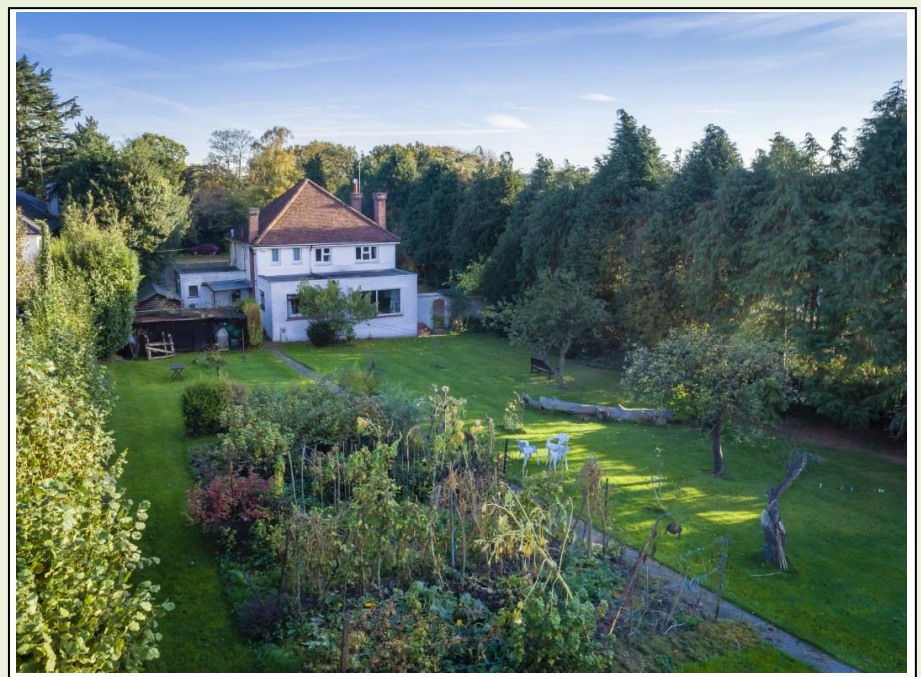
Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser and it does not form any part of any contract or legal documentation. Any services, systems and appliances if shown have not been tested and no guarantee as to their operability or efficiency can be given.



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e: [property@coverwood.com](mailto:property@coverwood.com)  
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