



Cobham

Offers In Excess Of £1,325,000

Cobham

If you are looking for a property with potential then look no further – this spacious five double bedroom home offers tremendous scope for extension and improvement and sits on a plot of almost a third of an acre in a highly regarded cul-de-sac. The present owners are part-way through a programme of extension and improvement, meaning that the new owner/s will have the opportunity to complete the works to their own specification and personal preferences. Currently the ground floor accommodation comprises of a large L shaped principal reception room, second reception room, study area, potential (part finished) third reception room and a generous kitchen plus a downstairs w.c. On the first floor the current layout offers a master bedroom with dressing room and space for an en-suite, four further double bedrooms (one en-suite), and a family bathroom. The second bedroom has a staircase in place to the loft. Outside, the carriage driveway offers ample parking and gives access to the detached garage. To the rear the wonderfully secluded and private rear garden extends to almost a third of an acre, and must be seen to be fully appreciated.

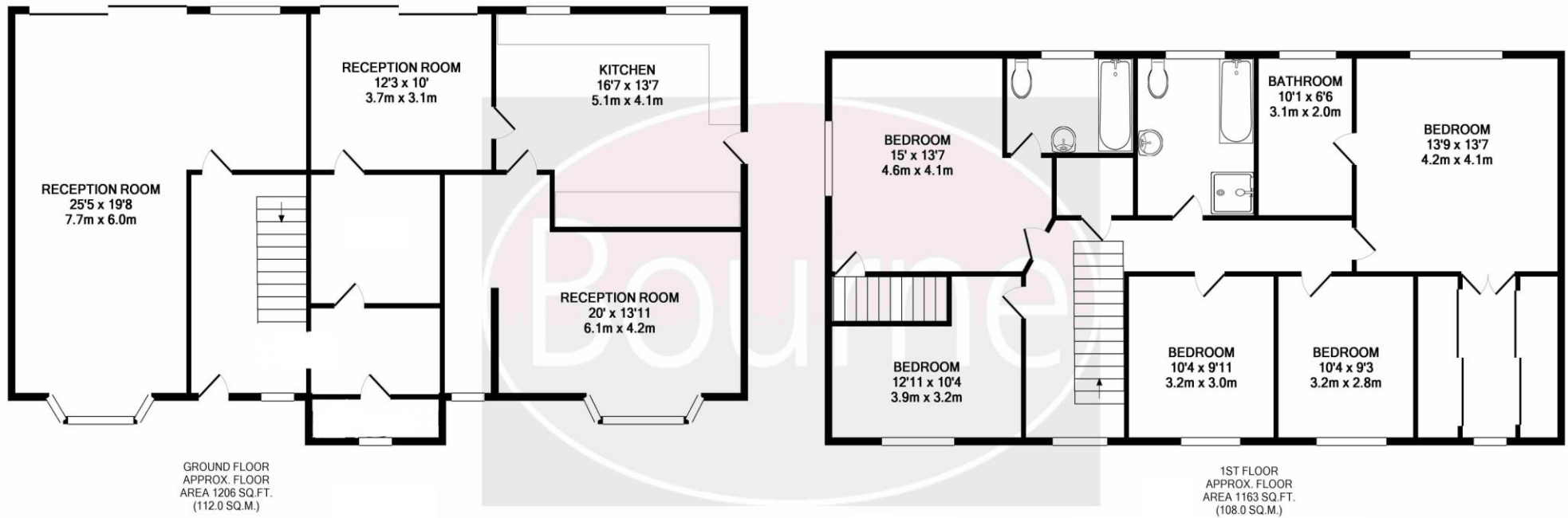
The property is set equidistant between both Cobham and Oxshott and offers great schooling close by including Reeds School and ACS international. Oxshott railway station is under a mile away.

Copies of the established plans are available on request.

- Five Bedroom
- Three Receptions
- Scope to Extend
- Secluded Garden
- Ample Parking/Garage
- Close to Great Schools
- EPC Rating - D
- Council Tax Banding - G



Floor Plan

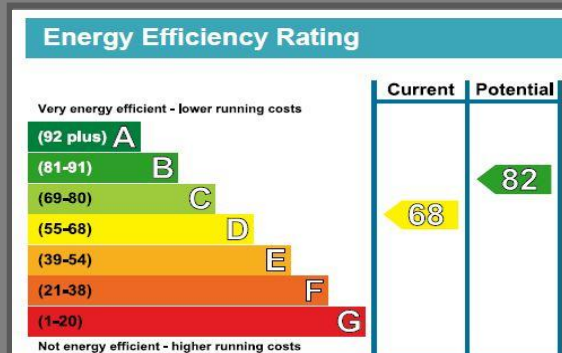
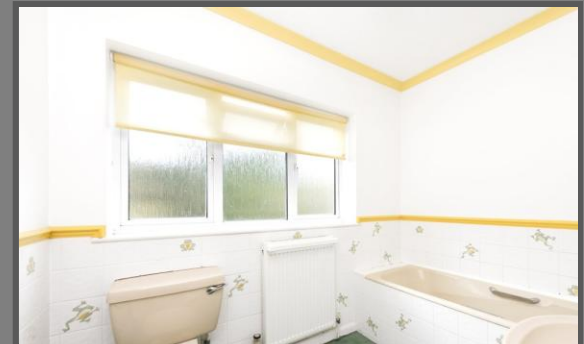


TOTAL APPROX. FLOOR AREA 2369 SQ.FT. (220.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Cobham enjoys the benefit of a particularly good shopping high street with both a Waitrose and a Sainsburys, plus numerous other smaller shops and boutiques. The A3 is easily accessed at the Oxshott/Esher turn off for London, Guildford and the South together with a link with the M25 at Junction 10 which in turn connects with the rest of the motorway network and, of course, Heathrow and Gatwick Airports. The area is well served with a good range of recreational facilities, churches of most denominations and excellent schools, both private and state.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.