

AUDLEY HOUSE

11 ICKLINGHAM ROAD • COBHAM



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Set in the very heart of Cobham's exclusive Fairmile Estate, Audley House is a magnificent new family home offering extensive accommodation and a rare opportunity to construct a bespoke home on one of Cobham's finest roads.

Entrance lobby • Family room • Study
Day room • Kitchen/breakfast room • Dining room • Evening room • Utility room • 2 Cloakrooms • Boot room

Master bedroom suite with dressing room
Guest suite • 2 further bedrooms • Bathroom

Bedroom • Bathroom • Bonus room

Double garage • Gym/staff flat • Bathroom • Garden

Cobham 1 mile • Esher 3 miles • A3 1.5 miles
M25 2.5 miles • London 23 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Computer generated images and photos of previous developments are a guide only. Internal layouts of proposed house are subject to changes.





Audley House, 11 Icklingham Road, Cobham, Surrey, KT11 2NG

The light and luxurious ground floor will offer 3 metre ceiling heights and include five reception rooms, a contemporary kitchen/breakfast/family room, two utility rooms, separate boot room and sliding folding doors opening onto the landscaped south west backing garden. The first floor offers four bedrooms, including a spacious master suite featuring a large dressing room, bathroom and lounge area with views over the garden. To the second floor there are two further bedrooms and a bathroom. Audley House has staff or additional family accommodation with a separate private entrance located above the double garage, which comprises a small kitchen, bedroom and bathroom. The property sits on a level plot with mature and well screened grounds. Icklingham Road is an enviable address within the Fairmile Estate, a private gated community. Cobham has a good range of shops, boutiques, cafe's and restaurants. For a more comprehensive selection of shops and high street chains, the towns of Kingston-upon-Thames and Guildford are nearby. There are excellent schools in the area including the ACS International School, Claremont Fan Court, Notre Dame, Danes Hill and Reeds.



