## AUDLEY HOUSE

11 ICKLINGHAM ROAD • COBHAM





## **AUDLEY HOUSE**

## 11 ICKLINGHAM ROAD COBHAM

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 quide 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 Kingstonupon-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.















Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s)or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated June 2017. Photographs are example images only and for indicative purpose. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.