



# Pemberley,

31 Fairmile Avenue, Cobham, KT11 2JA

Boyce Thornton

31 Fairmile Avenue is an individual and luxuriously appointed home nestled in one of Cobham's premier postcodes yet still within easy access of the fast commuter links to London with some of Surrey's finest countryside close by. Built by Messrs Churchill Properties, this renowned local developer has spared no expense in creating what is in our opinion, one of the finest homes currently available on the open market

### Specification

- Living control multi room sound and vision control system
- BPT colour video entry system
- Computer and data patch enclosure, enabling simple plug and play telephone and computer outlet positions
- i-light mood lighting and LED features
- CCTV wiring and provision
- Burgular alarm system
- Wireless internet throughout the house
- Underfloor heating and air ventilation system throughout
- Villeroy & Boch sanitary ware throughout
- Tunnel fireplace in master bedroom\ sitting room
- Fitted kitchen with Gaggenau products
- Wine cellar with climate control, led lighting and storage for over 600 bottles





Constructed over three floors, with accommodation approaching nearly 7500 sq ft throughout, the property has been exceptionally designed and mixes classic elevations with contemporary and everyday living in mind. The ground floor boasts six separate reception areas, including a light and airy kitchen / breakfast room leading onto a family room, a formal dining and sitting room, study, and the modern day luxury of its own cinema.

The first floor continues to impress with a stunning glass balustrade staircase and landing with a large bay window as well as a breath taking master bedroom suite complete with walk in dressing room, en suite bathroom and sitting room with double doors leading onto a balcony overlooking the rear garden. There are also three further bedroom suites each with built in bespoke wardrobes and bathrooms, and the second floor has a further two bedrooms each with their own dressing area and en suite.

The property has a double garage with additional parking for several cars, as well as a staff annexe, with kitchenette and shower room, ideal for a live in au pair, teenager or home office suite

To summarise, once you step through the front door you'll find luxury on every floor, individual and exceptional design throughout, and a home set within this exclusive estate where outstanding schooling, cosmopolitan shops and restaurants, countryside and commuter links all go hand in hand.

31 Fairmile Avenue, where luxury becomes a reality.

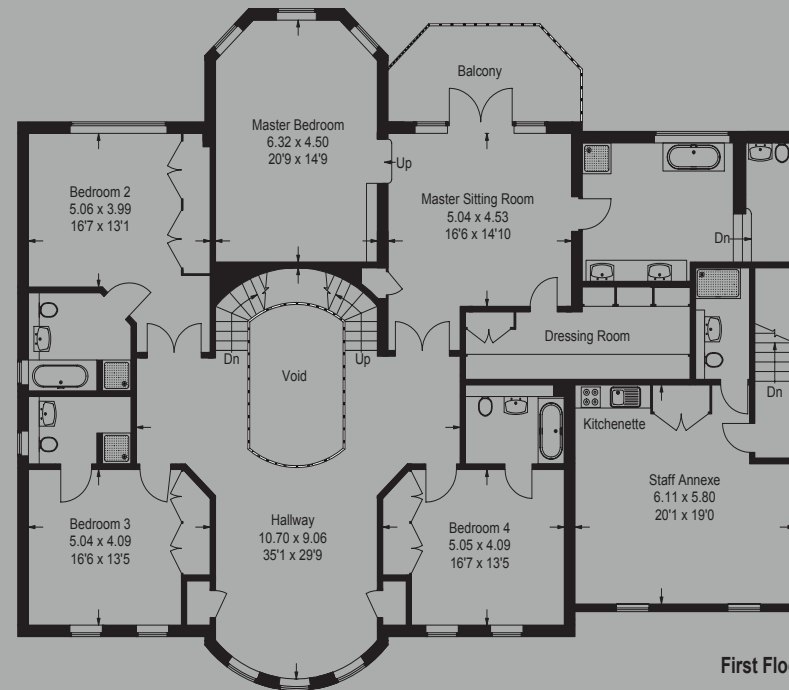
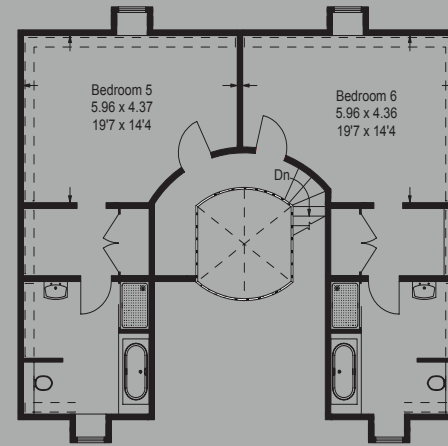
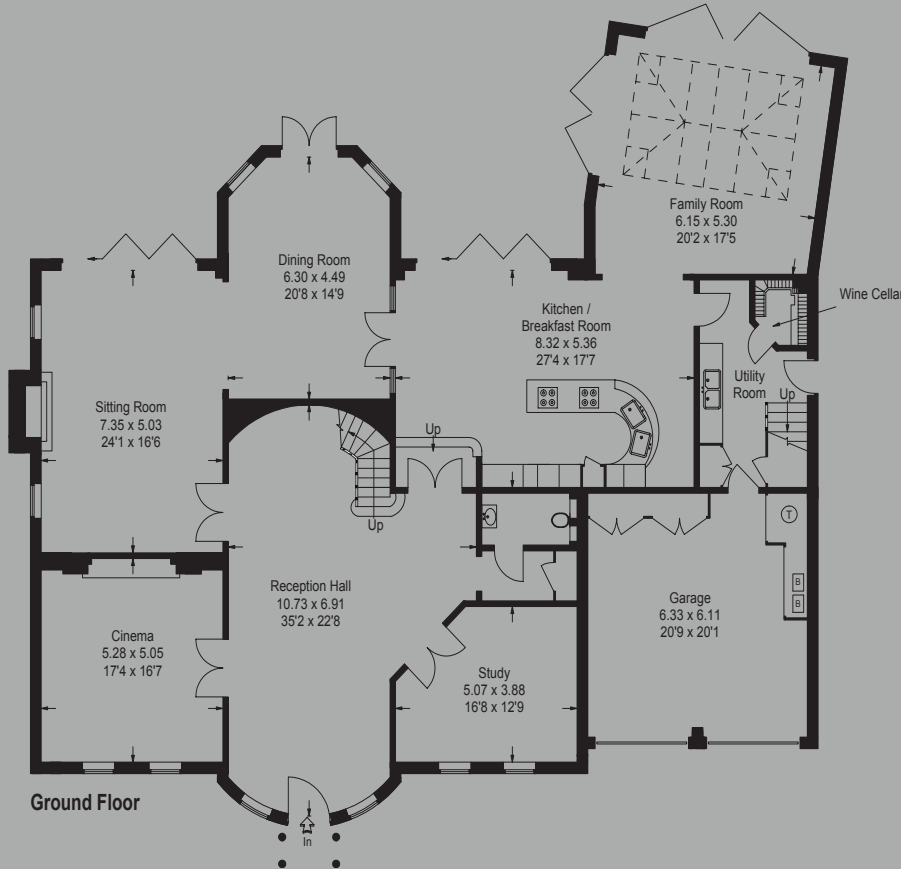


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Approximate Gross Internal Area  
(Including Garage & Excluding Void) :-  
695 sq m / 7481 sq ft



--- Reduced headroom  
below 1.5 m / 5'0"



# Boyce Thornton

4 Anyards Road, Cobham, Surrey, KT11 2JZ

01932 868448

NOTE: Boyce Thornton for themselves and for the vendors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of contract (ii) no person in the employment of Boyce Thornton has any authority to make or give any representation or warranty whatever in relation to this property.