



*D'abernon Drive*  
COBHAM | SURREY

# D'abernon Drive

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**4 Beds**  
FREEHOLD

**2 Baths**  
HOUSE

**135.7**  
SQ M

**1,461**  
SQ FT

This stunning four bedroom home has been lovingly re-designed by the current owner to provide stylish and versatile living space.

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## D'abernon Drive

- Open plan kitchen / dining / family room with doors leading onto patio and garden
- Three bedrooms with fourth on ground floor with ensuite
- Family bathroom
- Large cloakroom & utility
- Gravel driveway with parking for several cars
- Two minute walk to Cobham train station
- EPC: D

Found in a tranquil location, this deceptively spacious family home is just a short walk from Cobham & Stoke d'Abernon train station and village life of both Cobham and Stoke d'Abernon.

A welcoming family home, perfect for entertaining or for the hustle and bustle of family life. With a spacious kitchen, dining, family room with two sets of double doors out onto the rear garden, perfect for inside / outside living for the warmer days with the benefit of a stylish sitting room when it's not barbecue weather.



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## *Exploring the home...*

As you arrive at the house, you are immediately drawn to the light and bright kitchen, dining and family room, each in clearly defined and spacious areas, flooded with light and views out to the south east facing private garden.

The kitchen is well designed with a large American style fridge freezer and four oven range with gas hob, integrated dishwasher and ample storage, including pantry cupboard.

Beyond this open plan family area you'll find a versatile bedroom or study with ensuite shower room offering great flexibility for this space. Moving to the front of the house the ground floor has a large cloakroom and utility room and an inviting sitting room which, like the rest of this lovely home, is bathed in light from the large bay window.

Upstairs the first floor is home to two double bedrooms and a single bedroom all with good height ceilings that enhance the sense of space. The family bathroom is well equipped complete with a separate shower.

Moving to the outside space, to the front of the house is a gravel driveway with parking for several cars with a secluded lawn bordered by mature ferns. Tucked in the corner is a well proportioned shed providing great storage. To the rear of the house you are led to the patio with two defined areas: a large dining area and seating area, leading to the south east facing garden.

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## *Village life...*

Cobham is a thriving Surrey village located in the Borough of Elmbridge, nestled on the banks of the River Mole, c17 miles south west of London and just 10 miles from Guildford. It is within the M25 which positions it well for both families and commuters alike.

Cobham High Street has a great deal to offer with a good selection of independent businesses catering for most needs including a local butchers, juice bar, boutique gym, gift shops, deli, cafes and fashion boutiques to the more familiar names of Waitrose, The Ivy Cobham, Space NK, Pizza Express and the Coppa Club in addition to the newly opened Japanese restaurant, Kinjo.

There is an abundance of schools, including state, private and an international school. In easy reach of the village are several golf courses, rugby, football, tennis and cricket clubs and plenty more outdoor activities to explore.

D'abernon Drive is a couple of minutes walk from Cobham & Stoke d'Abernon station which is c 40 minutes into Waterloo. The A3 junction provides routes into London and the M25 with good links to both Heathrow and Gatwick airports.

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*...and relax*

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*for the chef...*

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*for the end of the day...*

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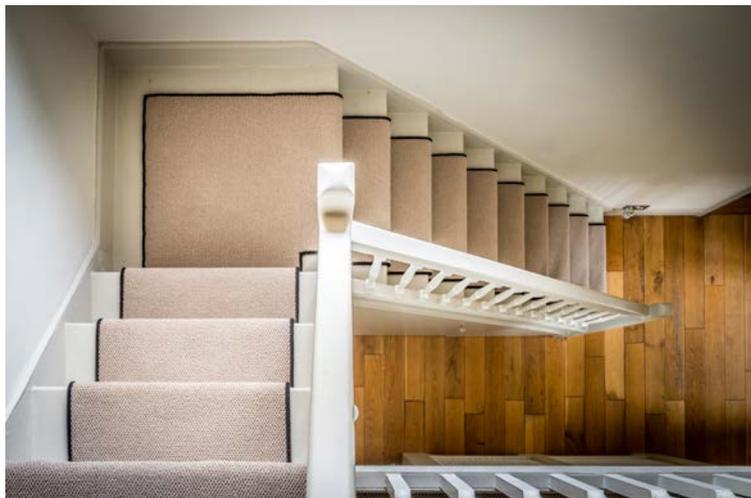
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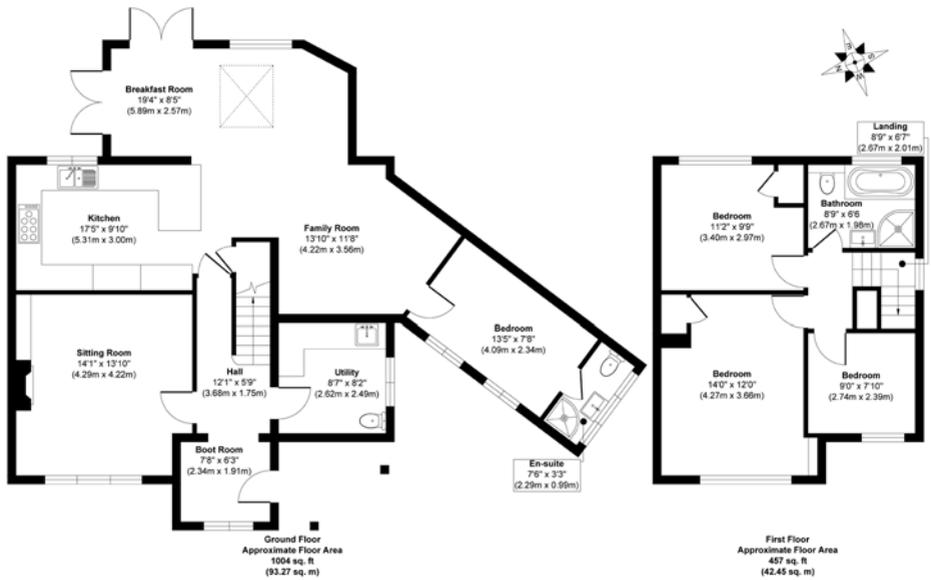
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## floorplan

D'abernon Drive, Cobham KT11

- House GIA - 135.72 sq m (1,461 sq ft)
- Services: All mains services
- Elmbridge Borough Council
- Viewings strictly by appointment with brix
- Full EPC is available upon request
- Council Tax Band E

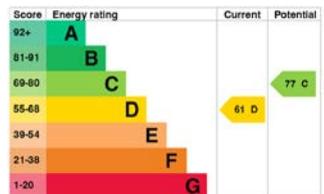


Approx. Gross Internal Floor Area 1461 sq. ft / 135.72 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.

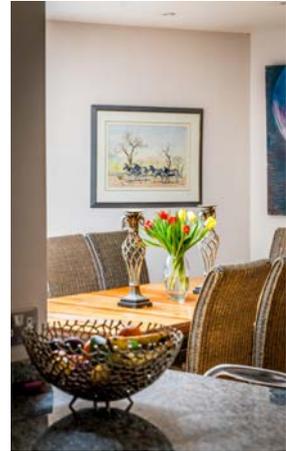


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