

THE PRIVATE OFFICE  
REAL ESTATE

# PINE HOUSE

EATON PARK ESTATE



Measuring just under 10,000 Sq Ft with an exceptional garden and well planned accommodation, this exceptional family home is situated in one of the areas most sought after and prestigious gated private estates, making Pine House a superb opportunity for anyone looking to buy a home of great quality in a first class location.

  
FOUNDER AND CEO



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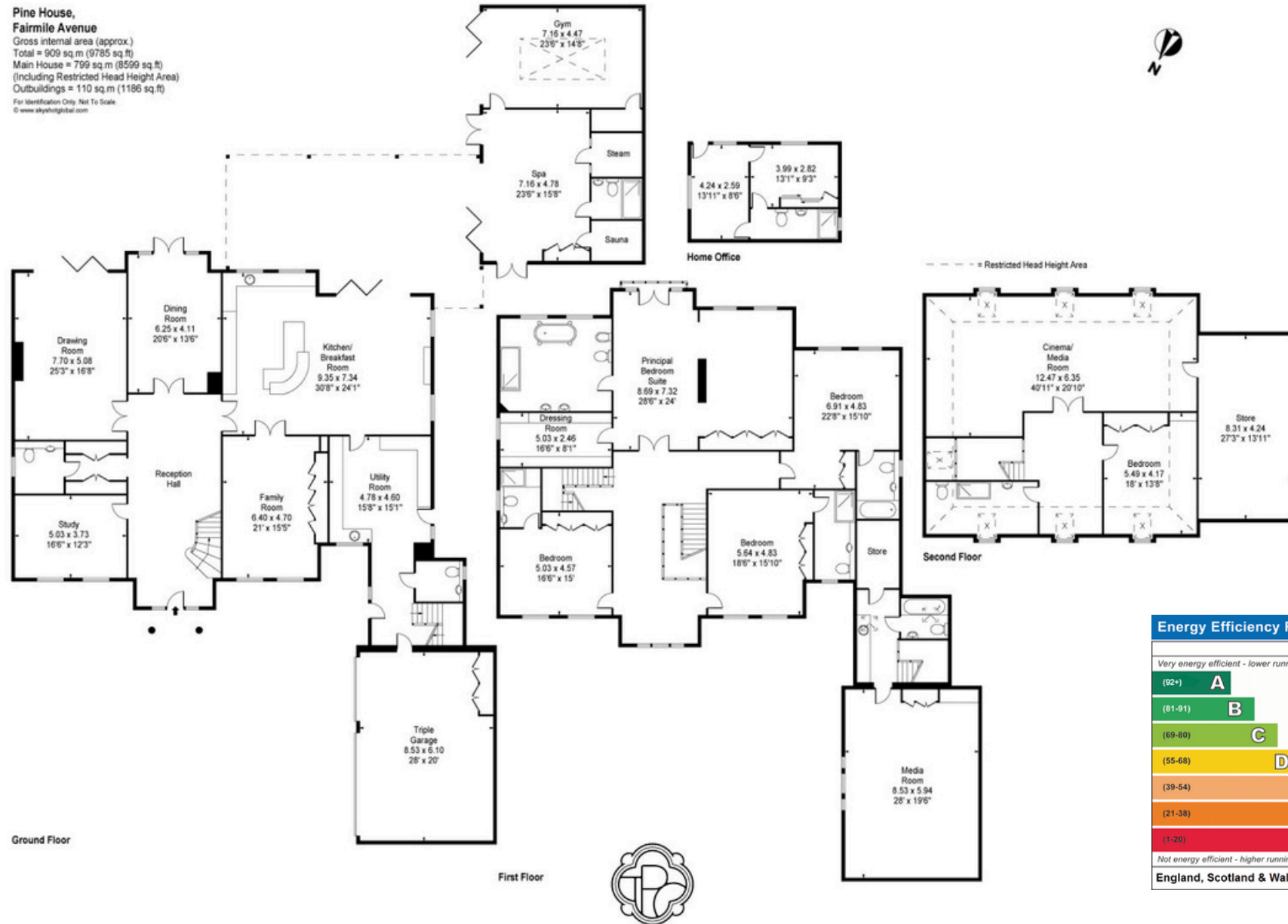


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**Pine House,  
Fairmile Avenue**  
Gross internal area (approx.)  
Total = 909 sq.m (9785 sq.ft)  
Main House = 799 sq.m (8599 sq.ft)  
(Including Restricted Head Height Area)  
Outbuildings = 110 sq.m (1186 sq.ft)  
For Identification Only. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87 89
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars.



Pine House, 2 Fairmile Avenue, Eaton Park Estate, Cobham, Surrey, KT11 2JB

£5,950,000 | GYM, CINEMA ROOM, SAUNA AND SALT SPA



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**FIXTURES AND FITTINGS** All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

**TENURE** Freehold

**VIEWINGS** Strictly by appointment with the sole marketing agents The Private Office: Real Estate

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Details prepared: September 2024 Photographs: Taken August 2022

**OFFICE ADDRESS**

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**THE PRIVATE OFFICE : REAL ESTATE LIMITED**

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