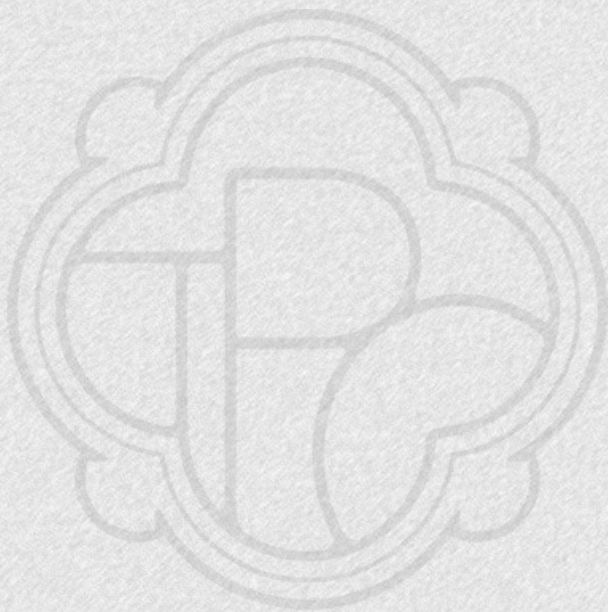


COROMANDEL



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THE BOATHOUSE
MILLBROOK, GUILDFORD, GU1 3XJ



FAIRMILE AVENUE

£5,850,000



COROMANDEL, 33 FAIRMILE AVENUE, COBHAM, SURREY

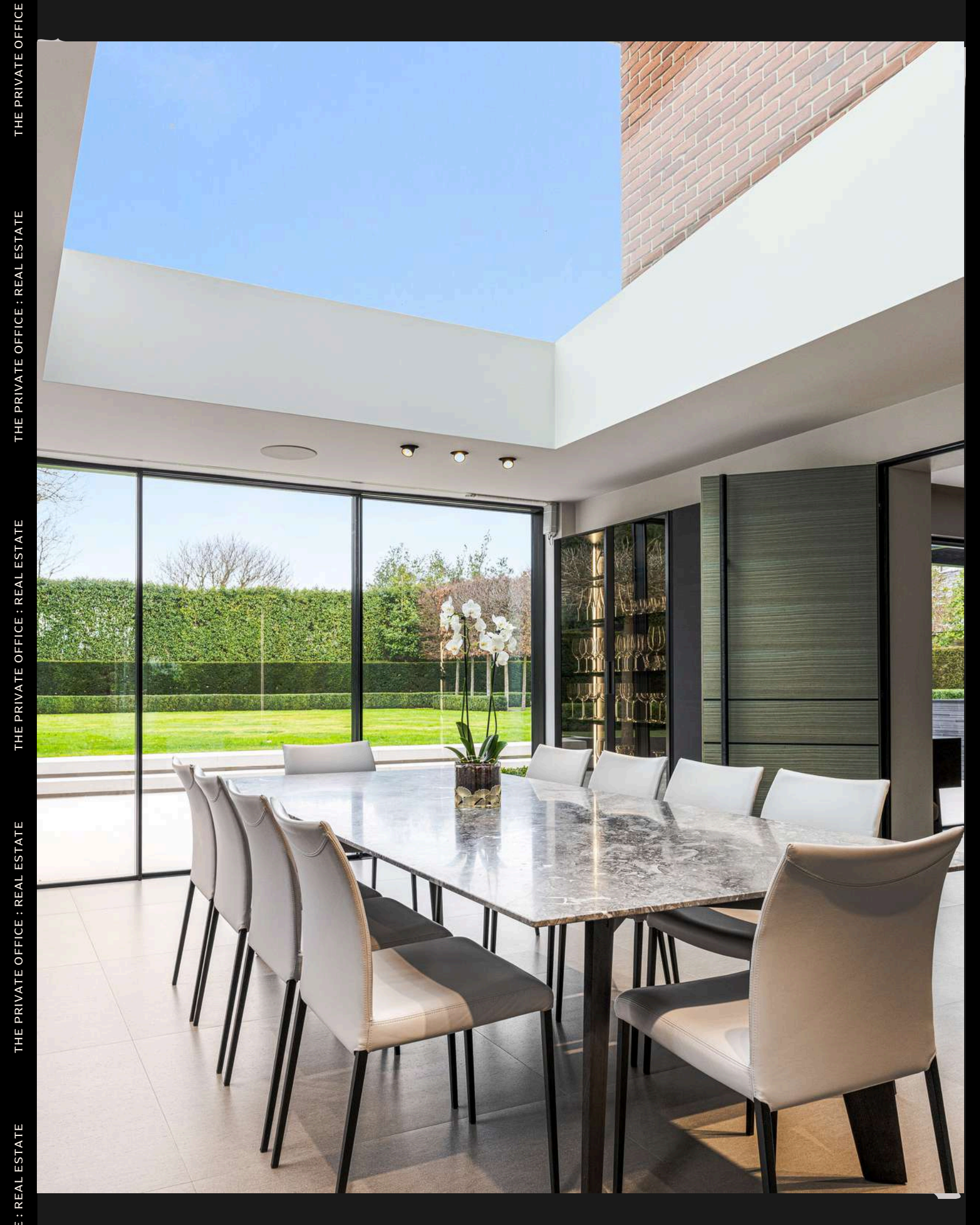
FAIRMILE AVENUE, COBHAM

ONE OF THE FINEST FINISHED HOMES ON THE MARKET

Situated on the exclusive Fairmile Avenue, a private road in the heart of Cobham, Coromandel is an exquisitely presented home extending to over 6800 sqft.

Finished to the highest of standards throughout, the property would make for a wonderful family home and benefits from a raft of home security features and amenities.

£5,850,000



COROMANDEL, 33 FAIRMILE AVENUE, COBHAM, SURREY

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ENTERTAINING

A highlight of the property, the kitchen is a culinary dream. Featuring Wolf and Sub-Zero appliances, the kitchen itself is Poliform, and benefits from plentiful storage, seating and workspace.

To the rear of the kitchen is a walk in pantry/prep kitchen space, which can be hidden by two darkened glass pocket doors. This area is home to the coffee station and further storage and amenities.

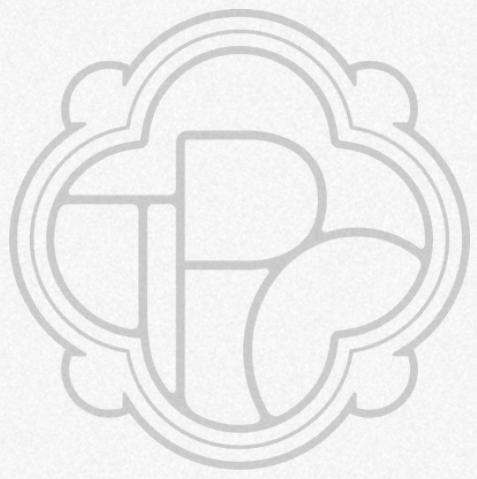
For those for which the kitchen is the heart of the home, this is a showpiece, and one that is both incredibly functional yet modern, sleek and beautiful.



¹ SUB ZERO FRIDGES AND FREEZERS

² WOLF HOBS AND OVENS





DINING



£5,850,000

The volume of glass in the dining room allows a cascade of natural light throughout the day.

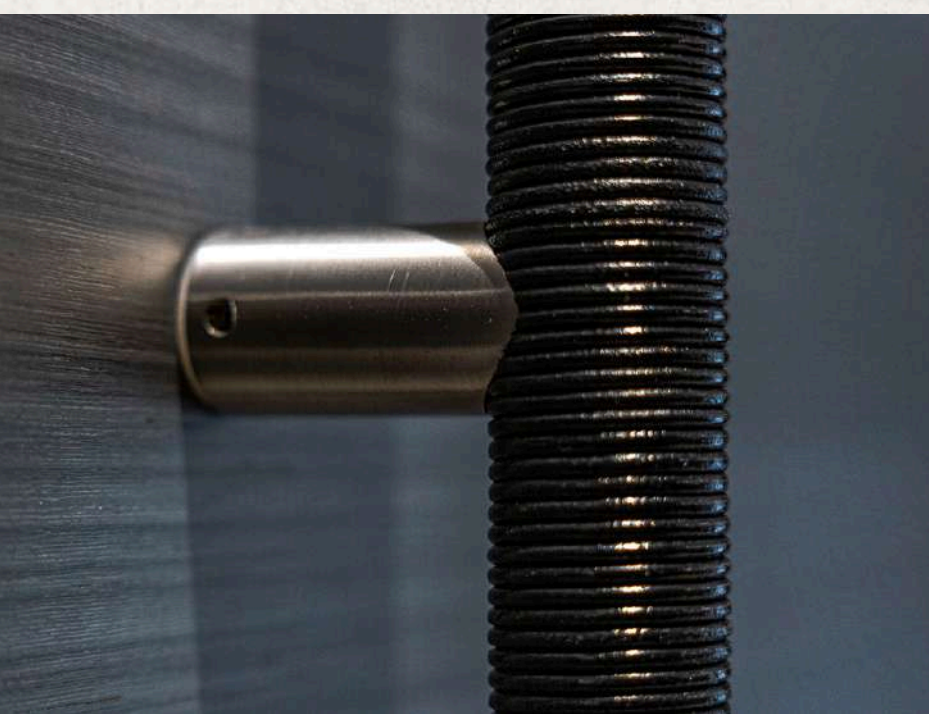
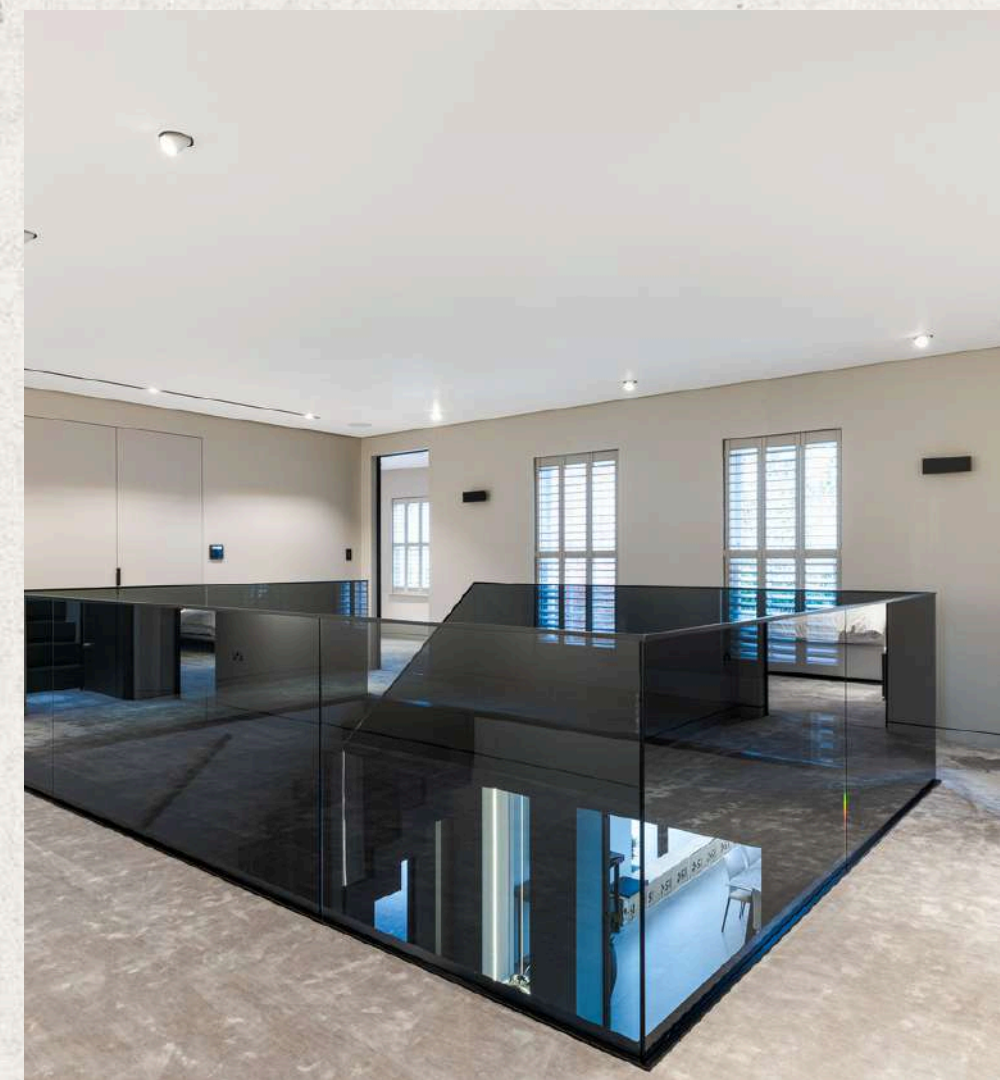
The room benefits from a full glass ceiling, and two sets of bifold doors, allowing it to be open during the summer months.

Internally the room is underfloor heated, and has bespoke cabinetry along the eastern wall.

The room allows unhindered views from the front door, all the way to the rear of the garden. An exceptional image for your first moment through the front door.



COROMANDEL, 33 FAIRMILE AVENUE, COBHAM, SURREY

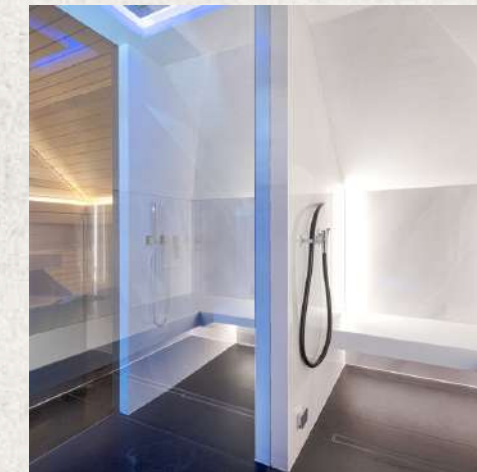
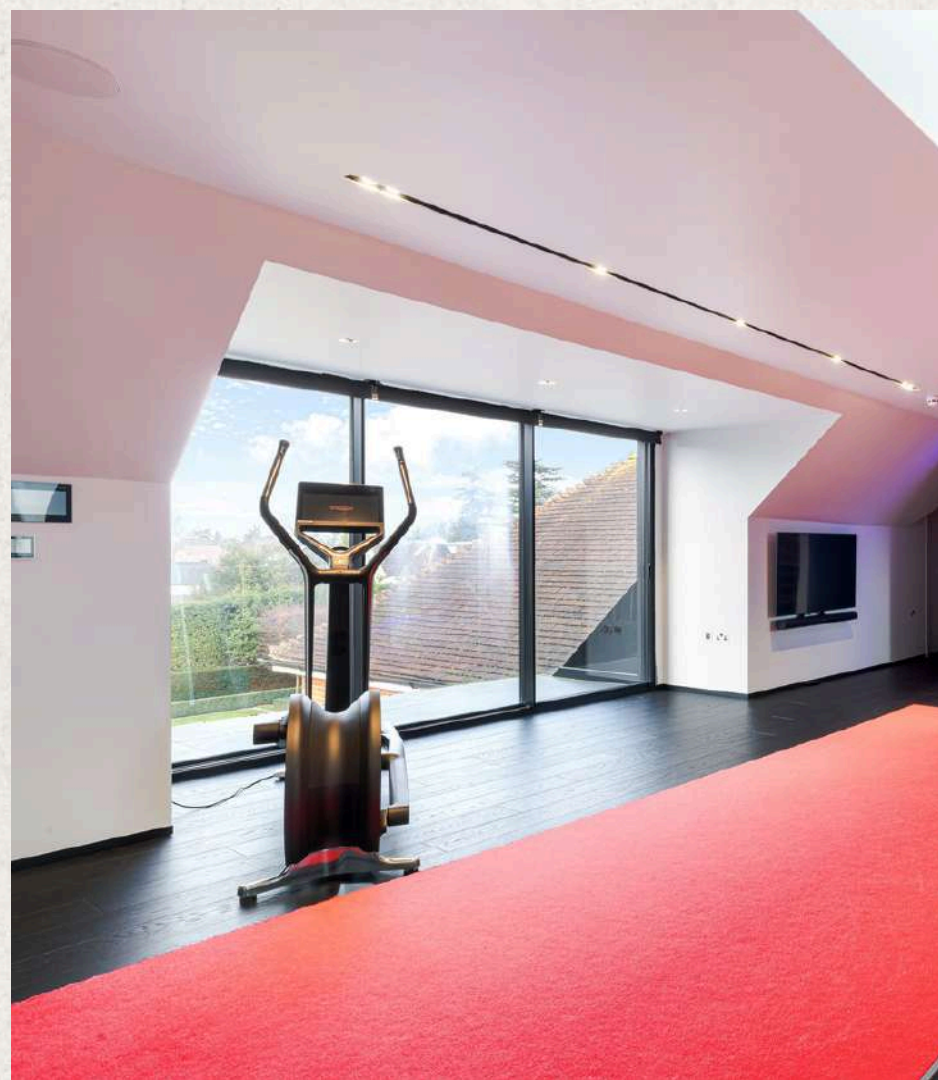




WELLNESS

Designed to the highest specification, with the athlete in mind, this full featured gym benefits from; self cleaning hot tub, steam room, sauna, shower, WC, volcanic rock heated chair, terrace overlooking the garden, openable skylights, air conditioning, darkened glass panelling to wet appliances, Technogym unit and customisable lighting systems via Lutron.

The double garage on the ground floor also features as a second gym space for freeweights, however this could also be used as storage or for cars depending on the buyers requirements.



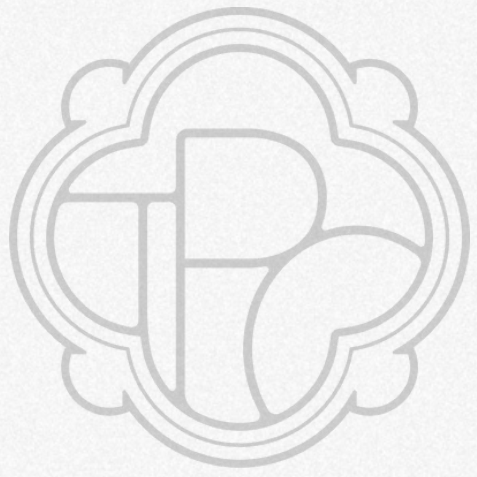
1

SAUNA, STEAM ROOM AND SHOWER

2

TERRACE OVERLOOKING THE GARDEN





RESPITE



The principal bedroom is a calming, luxurious space.

Beautifully fitted storage sits on two walls, with the main storage opposite the bed being mirrored. These bespoke cupboards are designed with hanging space and shelves within them.

The room features three windows overlooking the rear garden flooding the room with natural light, and offers peace of mind with the security system access near the bed.

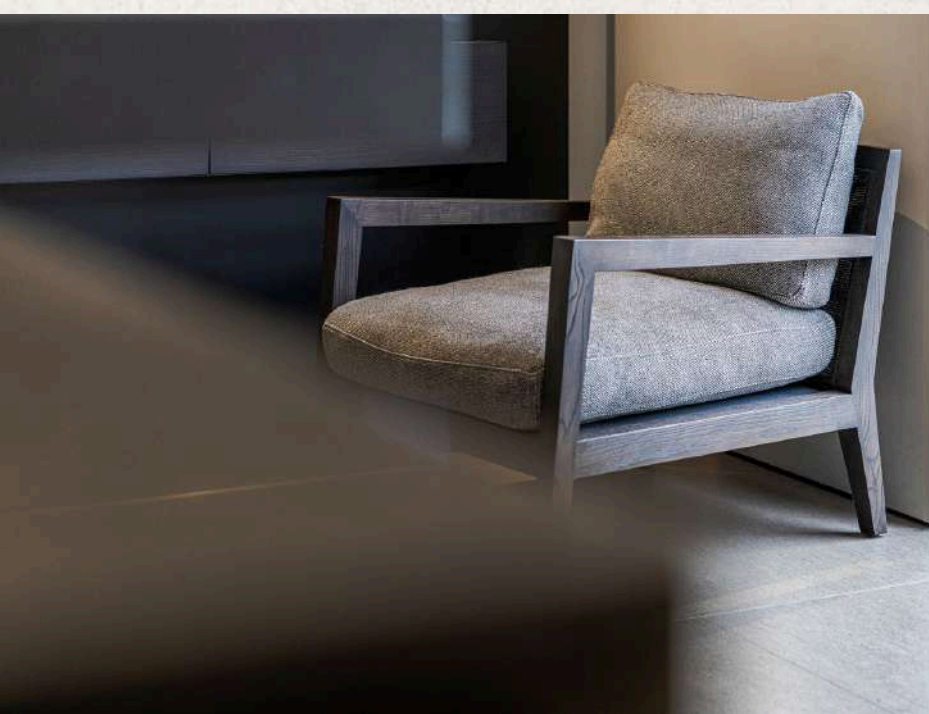
Access to the en suite is through a pocket door, with the bathroom comprising; bookmatched marble flooring, his and hers sinks, full size bath and double size shower with darkened glass panelling.

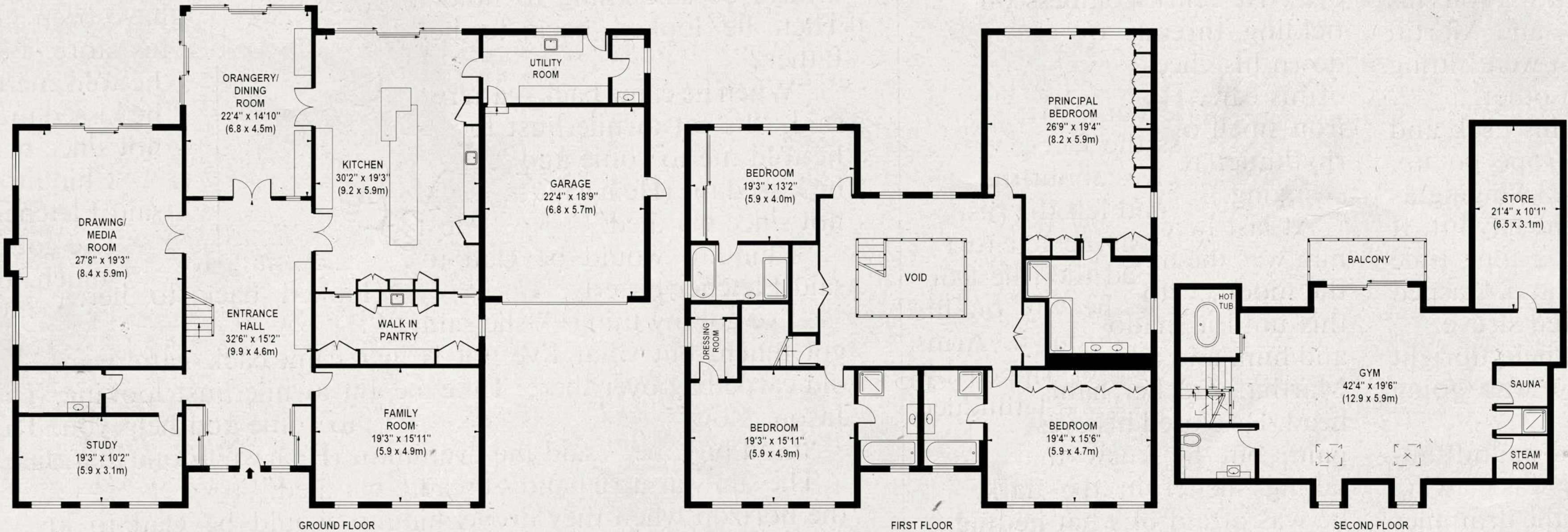
The finish is exemplary, and is mirrored throughout the other en suites in the property, which accompany every bedroom.

£5,850,000



COROMANDEL, 33 FAIRMILE AVENUE, COBHAM, SURREY





APPROX. GROSS INTERNAL FLOOR AREA 6881 SQ FT / 639 SQ M (INCLUDING GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	84
(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.

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