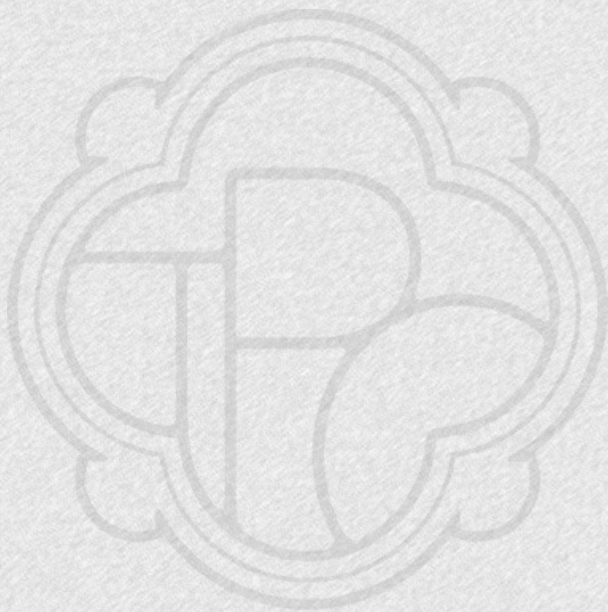


# PINE HOUSE



THE PRIVATE OFFICE : REAL ESTATE  
THE BOATHOUSE  
MILLBROOK, GUILDFORD, GU1 3XJ



A280 080 00888 0



£5,950,000

COBHAM



PINEHOUSE, EATONPARKESTATE

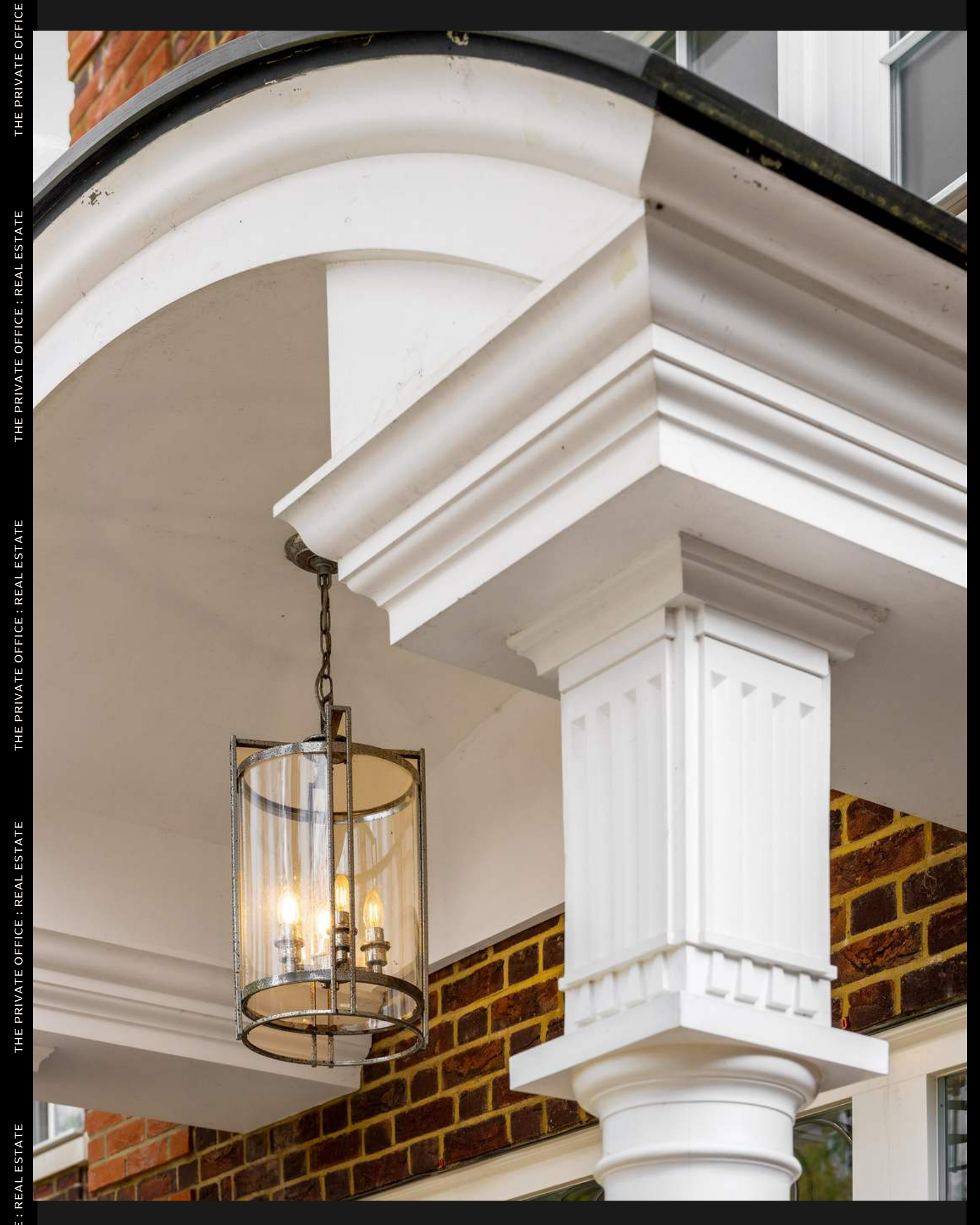


# PINE HOUSE

An exquisite neo-Georgian family home located on one of Cobham's most desirable private roads.

"Located within the prestigious Eaton Park Estate, Pine House is a five-bedroom family home of just under 10,000 square feet arranged over three floors and positioned within a plot of circa 0.6 acres. Offering a perfect blend of classic elegance and modern living, the property provides a spacious, thoughtfully designed interior with wellness amenities all within a beautifully private setting.

Guide Price  
£5,950,000



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# ACCOMODATION

On entry, you'll be welcomed by an imposing façade, once inside, the entrance hall provides a grand and inviting welcome to the home.

You will find a striking marble staircase, adding elegance to the entrance. Ahead, double doors lead to the formal dining room, with garden views. The drawing room is beautifully designed with a gas fireplace and sliding doors that open directly to the gardens, creating a seamless flow between indoor and outdoor living spaces.

The first floor of the property consists of three spacious bedrooms, each with built-in wardrobes and ensuite bathrooms. The principal bedroom suite is particularly impressive, featuring an abundance of natural light, a cosy ambiance with a gas fireplace, a walk-in wardrobe and a spacious ensuite.

On the second floor you will find a further bedroom and a spacious cinema/ media room perfect for evening screenings with friends and family.

To the right, there's a gym with wellness facilities, offering garden views and abundant natural light through sliding doors. The gym also includes a steam room and a Himalayan salt room, known for improving skin and respiratory conditions.





# GROUNDS

Upon arrival, double electric gates lead to a private driveway which provides parking for numerous cars and access to the integral triple garage.

Outside, the southerly facing garden is beautifully maintained, offering privacy and tranquility. Mature trees and hedges provide natural screening. The garden is mainly laid to lawn with a heated patio area, perfect for outdoor dining and entertaining.





# LOCATION

Cobham High Street offers a variety of boutique shops, a Waitrose, and excellent restaurants, including The Ivy Brasserie and Grappelli, along with several coffee shops, cafes, and pubs. The area is also home to renowned private and state schools, such as Reed's, ACS Cobham International, and Feltonfleet.

Transportation links are superb with Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick, and Heathrow Airports.

Cobham High Street 1.7 miles, Heathrow Airport 12.5miles, Central London 20 miles (all distances approximate).

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1 PINE HOUSE, 2 FAIRMILE AVENUE,  
COBHAM, KT11 2JB

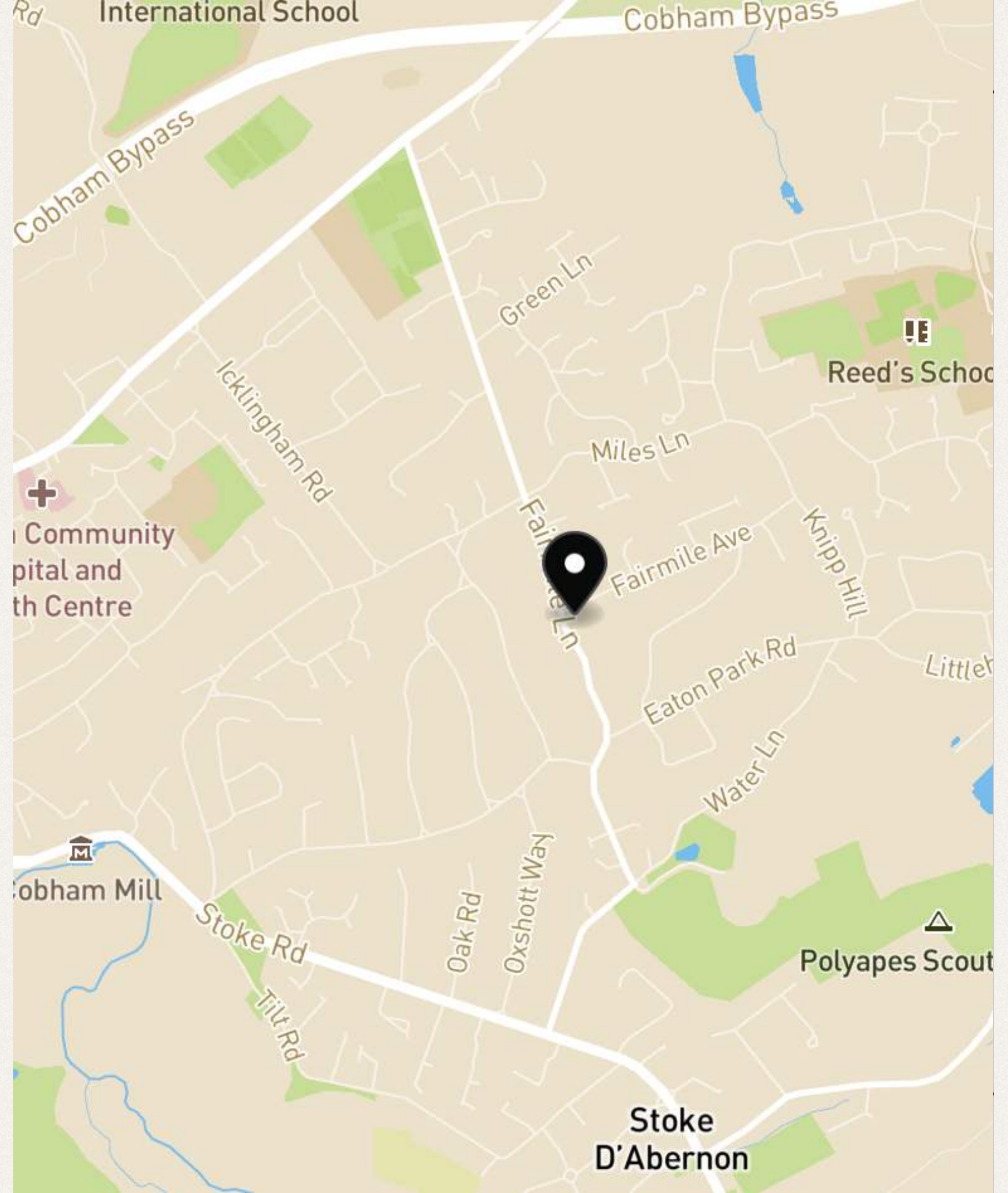
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2 COBHAM HIGH STREET

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3 TRANSPDORTATION LINKS TO  
HEATHROW AND LONDON

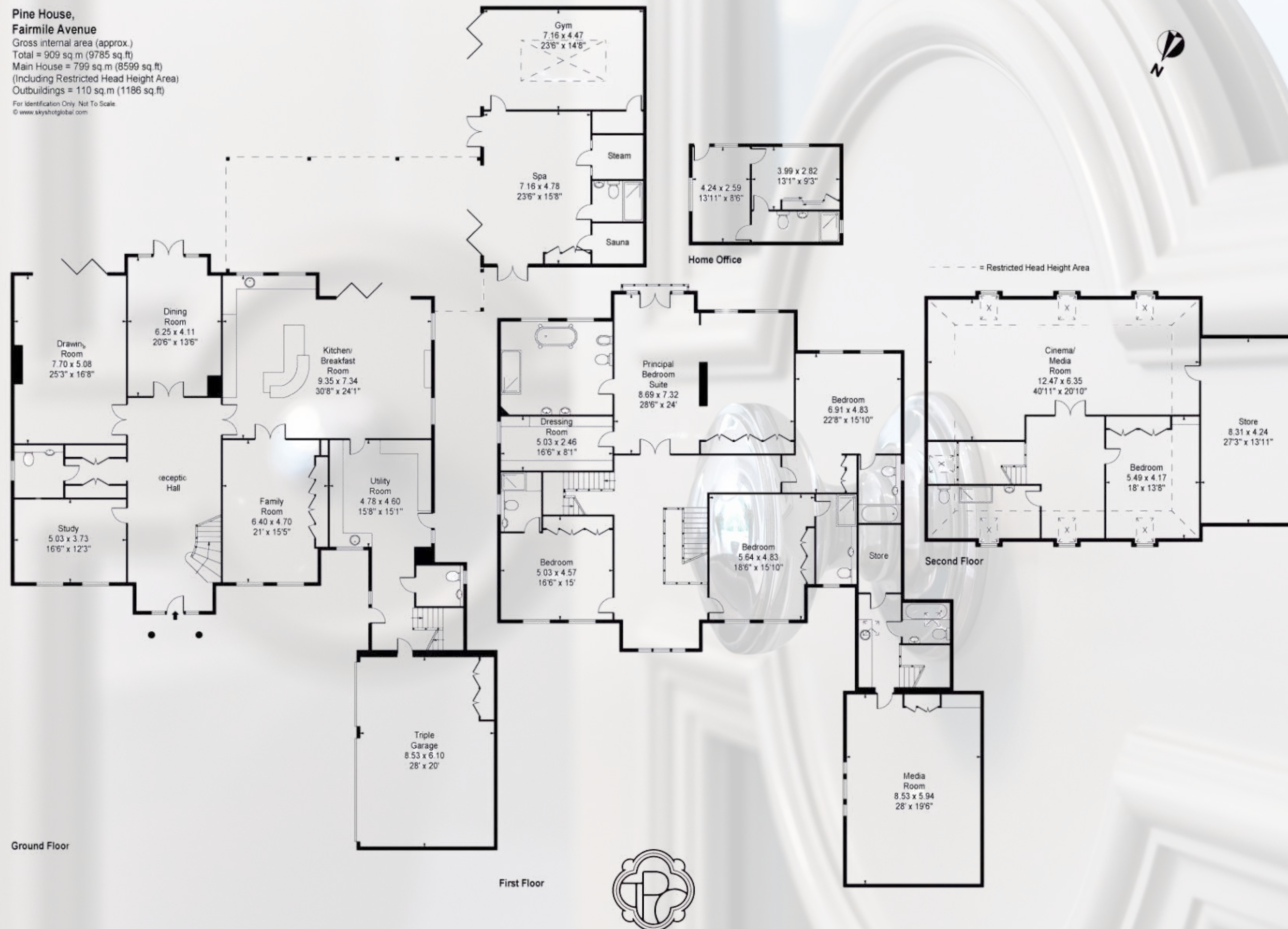
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PINE HOUSE, 2 FAIRMILE AVENUE, COBHAM, KT11 2JB



**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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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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