

CLOVERS

£3,850,000

COBHAM



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



FOUR ACRES, COBHAM

WELCOME HOME

NEWLY BUILT BY MULTI-AWARD WINNING ASPIRE LUXURY PROPERTIES

Situated on a quiet cul-de-sac backing onto the prestigious Eaton Park Estate, Clovers is a wonderful example of a modern family home built to the absolute highest of standards.

Extending to just under 7,000 sqft (GEA), the property comprises five ensuite bedrooms with a raft of amenities throughout such as a gym and cinema room.

Guide Price £3,850,000



FOUR ACRES, COBHAM





BUILT BY ASPIRE



DETAILS WE LOVE

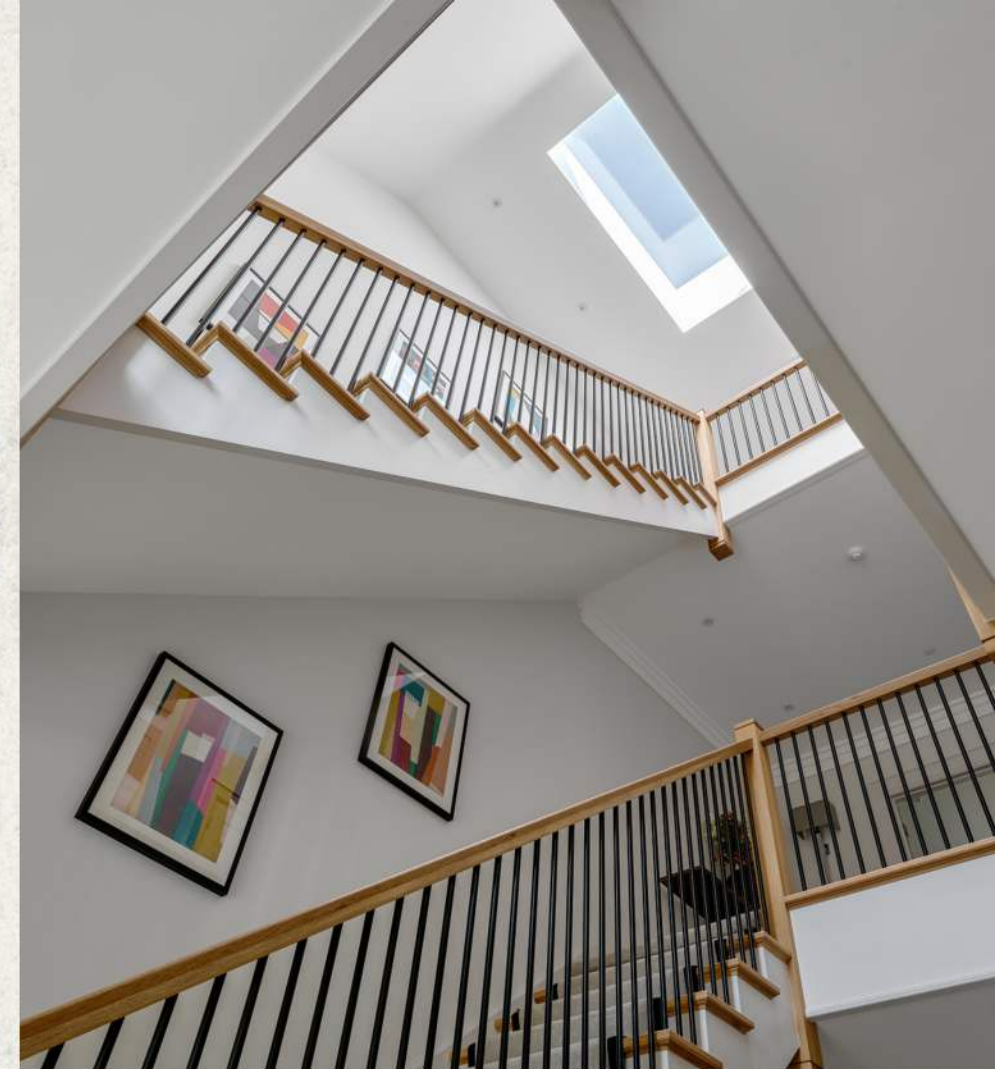
The ground floor is designed wonderfully, with a grand reception hallway leading to the spacious family room and kitchen and dining area to the rear of the home. Awash with natural light from the lantern ceiling, the kitchen is a particular highlight; bespoke built and fitted with high end appliances, hot water tap, wine cooler and expansive quartz worktops.

The utility room is accessible from here, and the outlook from the kitchen is directly across the southeast facing garden.

Also on the ground floor is a formal drawing room, cloak room and WC, and the study which has been finished with elegant bespoke joinery and overlooks the front of the property.

The first floor comprises four bedrooms, all of which en suite, including the principal suite situated at the rear of the property. This is another standout room, with a luxurious en suite benefitting from his and hers sinks and a freestanding bath. The principal suite also includes a hidden walk in wardrobe, which is discreet yet capacious.







MORE DETAILS WE LOVE

The second floor comprises a further bedroom with en suite, a gym, a large storage room and a well designed cinema room. Every floor benefits from high ceilings, adding to the sense of volume throughout the home.

Centrally at the top of the stairwell through the centre of the home, which is a feature in itself with further bespoke joinery and a central skylight that floods the centre of the home with natural light.

Clovers features underfloor heating throughout the ground and first floor, LED strip lighting above the skirting in the central hallway and speaker systems through the ground floor.

An innovative battery system, located in the garage, ensures that the net running cost is kept to an absolute minimum and as a newly built home Clovers comes furnished with a 10 year build warranty.





COBHAM

Cobham offers the perfect blend of countryside charm and city convenience, and with The Private Office's decades of expertise in buying and selling property in the town, you can trust us to help you find your ideal home in this sought-after location.

The town provides easy access to London, making it ideal for commuters. With a short drive to the M25 and connections to the A3, it's well-connected for those working in the city.

Surrounded by beautiful countryside and offering plenty of opportunities to enjoy outdoor activities. Nearby attractions include Painshill Park and the Surrey Hills Area of Outstanding Natural Beauty (AONB), providing the perfect balance of city access and countryside living.

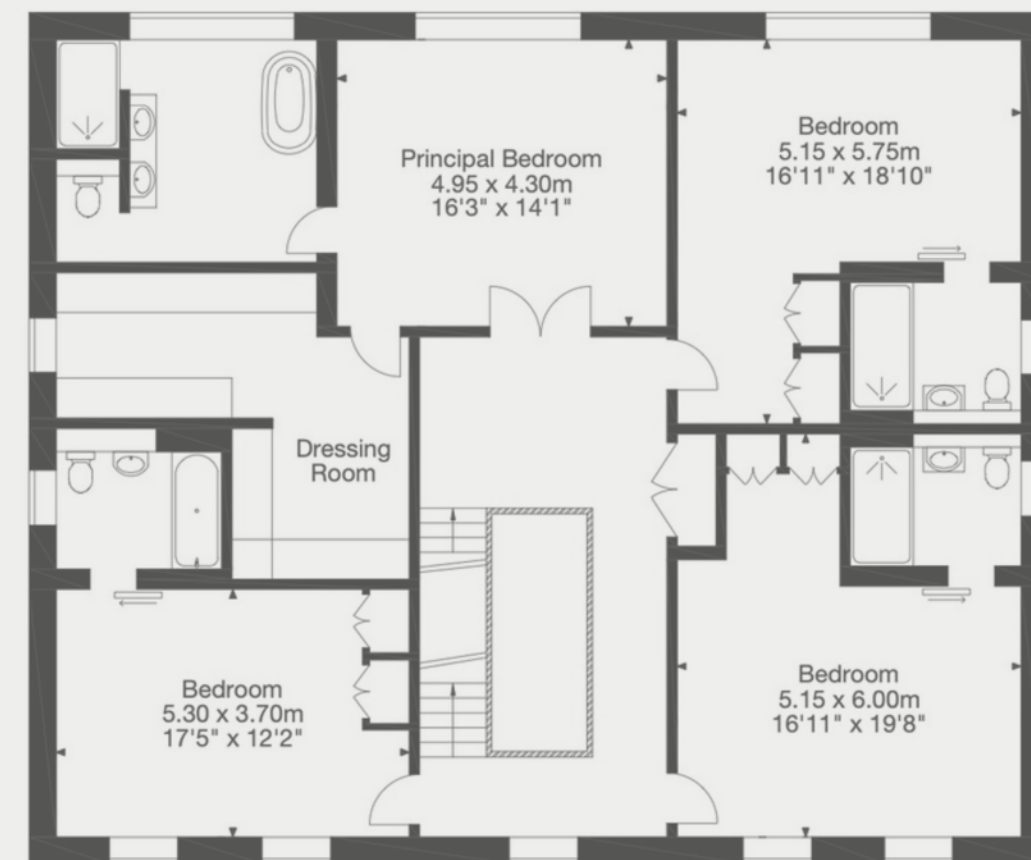
For those with young families - Cobham is known for its excellent educational institutions, both primary and secondary schools, making it an incredibly popular choice for those with school requirements.



Clovers, Four Acres Cobham, Cobham KT11 2EB
Gross External Area (Approx.)
Total Area = 621.8 sq m / 6,692 sq ft



Second Floor



First Floor

TREVOR KEARNEY



“Clovers is an exceptional new home in Cobham. The team behind the build, Aspire Luxury Properties, are the finest developers locally and Clovers represents incredible value for the quality of finish the team have delivered.

If you are looking for a turnkey family home in one of North Surrey’s best towns, look no further. “

Trevor Kearney, the visionary behind The Private Office : Real Estate, has dedicated over 20 years to excelling in the super prime real estate market. Driven by a client-focused, people first ethos, Trevor has established a brand where relationships are paramount and personalised service is the cornerstone. Establishing, breaking and maintaining sales records for both Knight Frank and Savills in Surrey and beyond, where Trevor held senior positions, he enjoyed a tenure on the Residential Executive Board of Savills before stepping away in 2024 to establish The Private Office : Real Estate.

For the last 6 years Trevor has been heralded as the country’s Top Recommended Agent by Spears magazine and was declared The Agent of Our Generation by Forbes. His record-breaking success and unrivalled book of contacts has cemented Trevor as a leading voice of authority within the industry and has led him here, to the creation and curation of The Private Office : Real Estate.



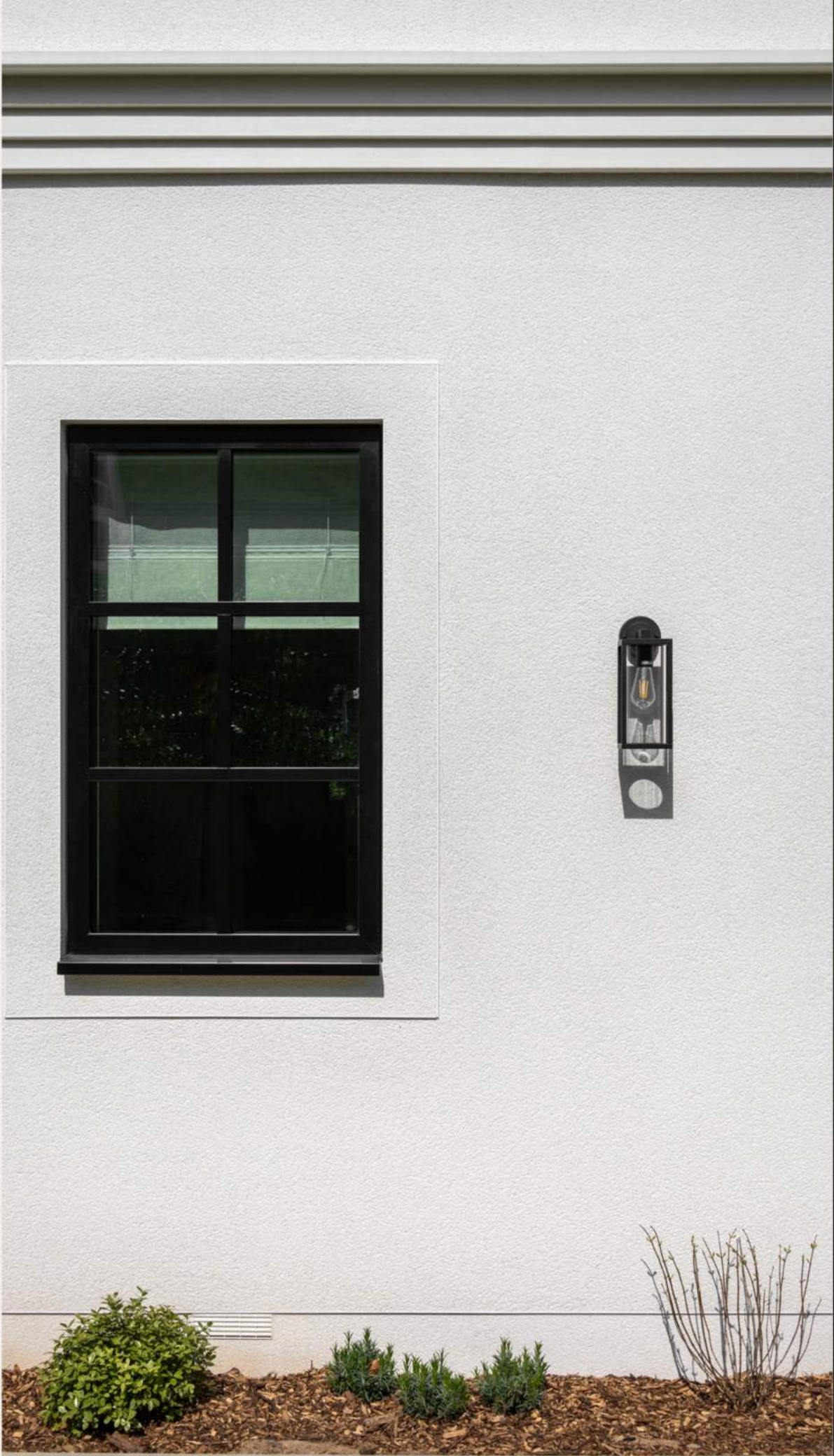
The Private Office : Real Estate

TK@THEPRIVATEOFFICERE.COM

@SUPERPRIMESURREY

07301 289016

WWW.THEPRIVATEOFFICERE.COM



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REAL ESTATE

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TK@THEPRIVATEOFFICERE.COM
WWW.THEPRIVATEOFFICERE.COM

To arrange a viewing or for more
information please contact Trevor at
The Private Office : Real Estate

THE BOATHOUSE
MILLBROOK
GUILDFORD
GU1 3XJ

TREVOR KEARNEY | TK@THEPRIVATEOFFICERE.COM