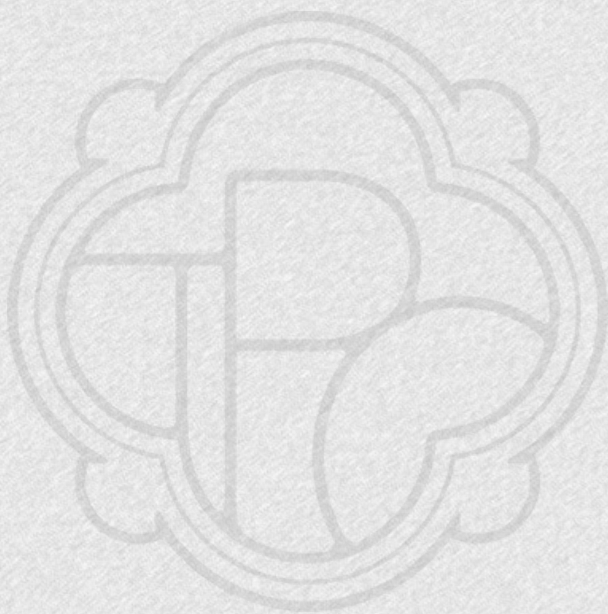


OLD PARKS



OLD PARKS
WOODLANDS LANE
COBHAM, KT11 3QD

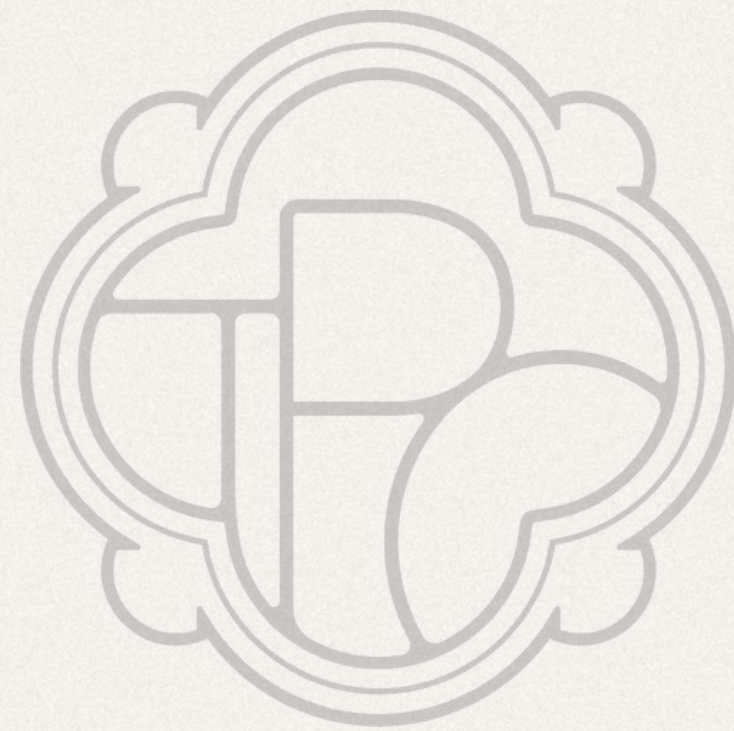


£4,500,000

COBHAM



WOODLANDS LANE, COBHAM



OLD PARKS

Guide Price
£4,500,000

Built in 1895 and meticulously maintained to an impeccable standard, the home boasts a timeless architectural design with original period features, complemented by a refined interior palate curated with the expertise of a Farrow & Ball colour connoisseur. From the moment you step through the grand entrance hall, the home exudes elegance and sophistication, seamlessly combining classic charm with modern convenience.

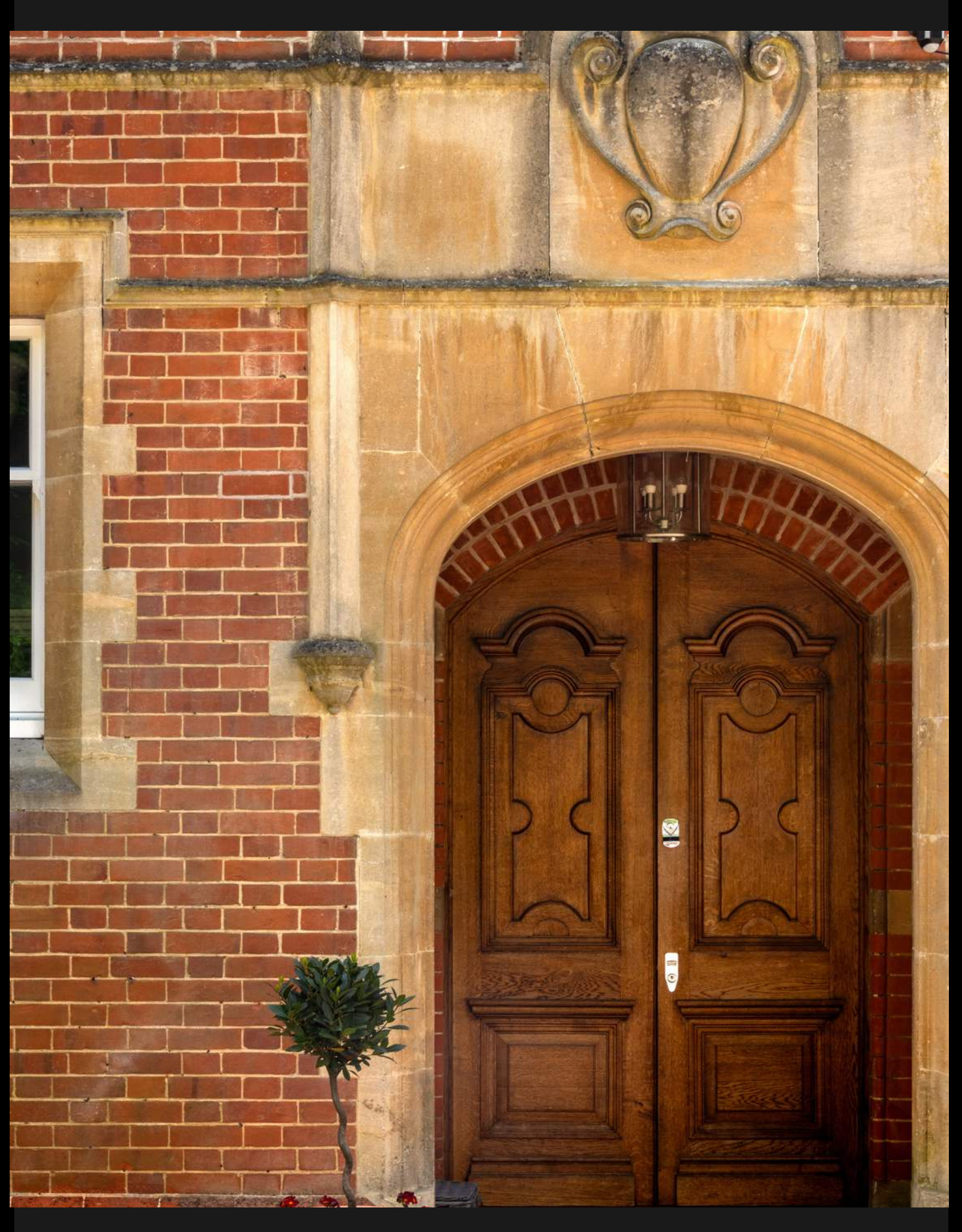
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ACCOMMODATION

The ground floor is designed for both family living and entertaining. The vast open-plan kitchen - featuring two islands, floor-to-ceiling windows, and a perfectly positioned skylight over the dining area - creates a warm and inviting atmosphere flooded with natural light. The formal Drawing Room is a delight with wood burner, dual aspect windows and direct access onto the patio and gardens beyond. A boot room, pantry, and large separate utility room ensure ample storage and functionality. Additional highlights include a soundproof cinema room, two separate studies, a snooker room.



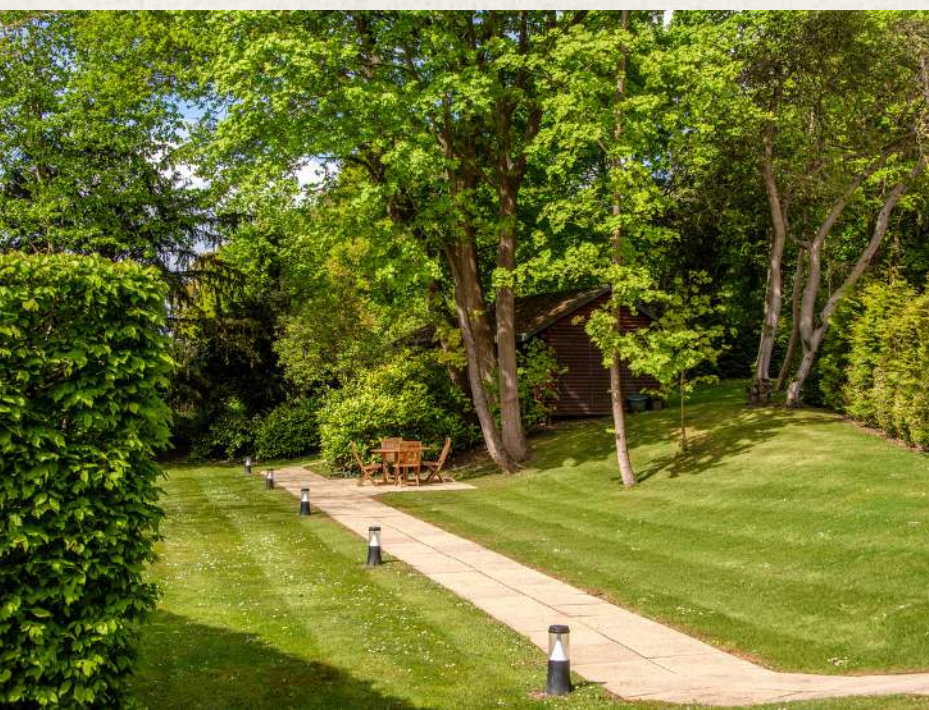




ACCOMMODATION

The first floor is home to a generous principal bedroom suite, complete with an ensuite bathroom and dressing room. Two further bedrooms also benefit from ensuite bathrooms. An impressive self-contained annex with a private entrance provides a spacious bedroom, bathroom, guest sitting room, and kitchen, ideal for guests or household staff.

On the top floor, three additional double bedrooms share a well-appointed bathroom, making this home perfectly suited for larger groups or growing families.



GROUNDS

Situated within the highly desirable Cobham area, this substantial Victorian family home of exudes character with a timeless architectural design. Set on an expansive plot of 5.8 acres, the property is approached via a private circular driveway with an electric gate, leading to a double garage complete with an electrical vehicle charging point

The south facing gardens at Old Parks are equally impressive, featuring rolling lawns, a large terrace seamlessly extending from the open-plan dining area, and a stunning swimming pool. A separate building houses a music studio. A pool house with changing facilities, two separate WCs and space for gym equipment completes the incredible suite of amenities in this substantial home.



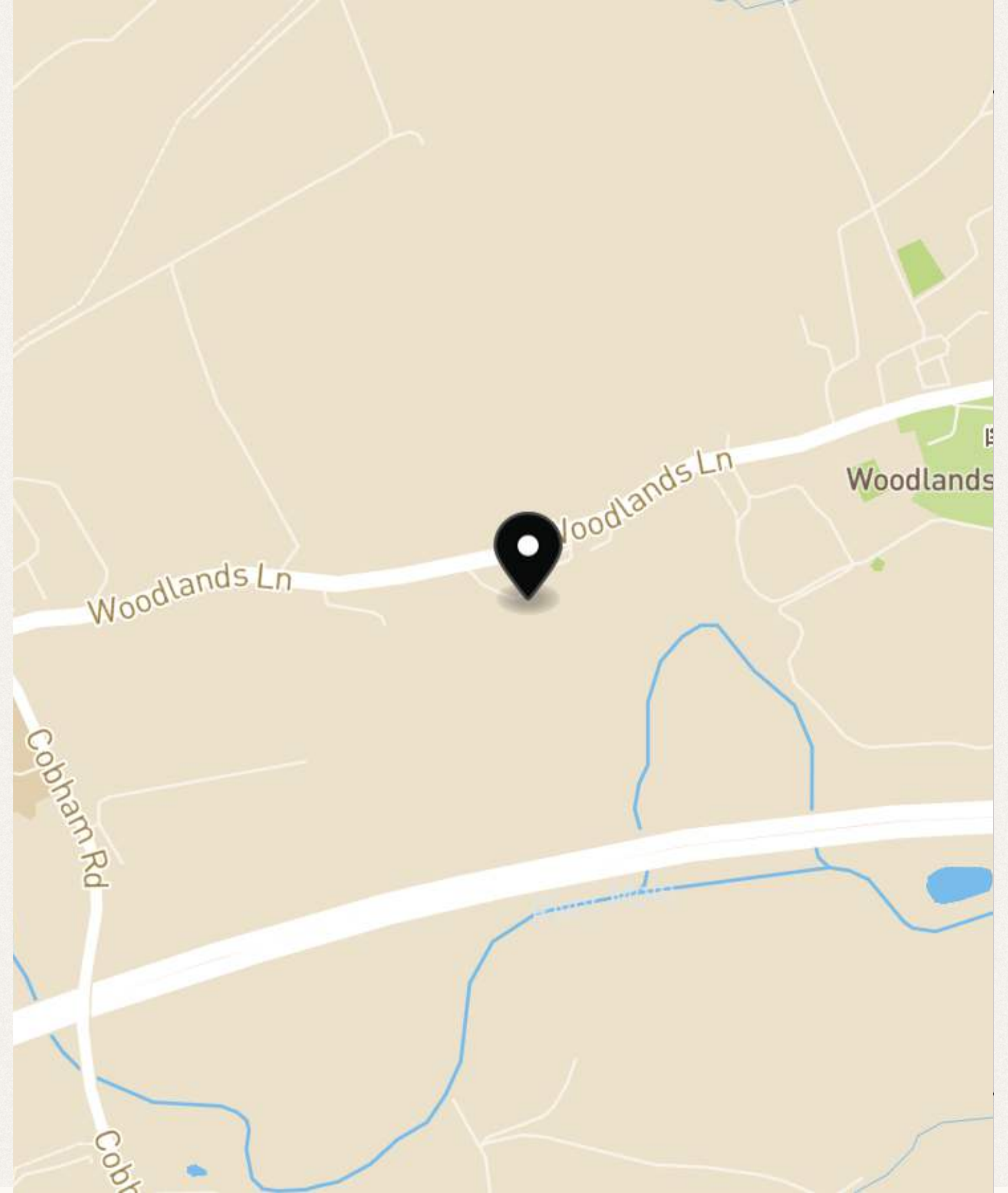
LOCATION

Situated in a prime location, this family home is just a short distance from Cobham Park, the bustling Cobham high street, and highly regarded schools, including Feltonfleet Prep School, Parkside School and ACS International School. The property is conveniently located and offers excellent connections to London via rail and road. Old Parks delivers on character and family life, providing both entertaining space and comfort on a grand scale.

1 OLD PARKS, WOODLANDS LANE, COBHAM, KT11 3QD

2 COBHAM TRAIN STATION- 1.1 MILES

3 COBHAM HIGH STREET - 2.1 MILES



OLD PARKS, WOODLANDS LANE, COBHAM, KT11 3QD



APPROX. GROSS INTERNAL FLOOR AREA 8293 SQ FT / 770 SQ M (INCLUDING DOUBLE GARAGE & RESTRICTED HEAD HEIGHT AREA)
 APPROX. GROSS INTERNAL FLOOR AREA 708 SQ FT / 66 SQ M (OUTBUILDINGS)
 APPROX. GROSS INTERNAL FLOOR AREA 9001 SQ FT / 836 SQ M (TOTAL)



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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