



# On The Eaton Park Private Estate

Hunters Peace, 15 Eaton Park, Cobham, Surrey, KT11 2JF

savills



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2JF

**Guide Price £3,295,000**

Impressive family home located in the Eaton Park  
private estate, set in over 1/2 acre.

Hunters Peace is a superb family home located in Eaton Park, one of Cobham's most sought after addresses. This modern house was built in a traditional style and has been designed with family living in mind with exceptional features such as discreet solar panels on the roof along with air conditioning in some of the rooms.

The proportions of the house are excellent which is evident upon entering the impressive main hallway which leads to all of the principal reception rooms.



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# Description

The proportions of the house are excellent which is evident upon entering the impressive main hallway which is not only air conditioned but leads to all of the principal reception rooms. On the ground floor there are five reception rooms and a kitchen/breakfast room. The drawing room has a double aspect, lovely bay window, feature fireplace and double doors to the patio. Accessed off the drawing room is a temperature and humidity controlled wine room which has storage for circa 2000 bottles. At the front of the house there is a study with built in fitted furniture and views over the attractive front garden and towards the electric entrance gates. The dining room offers a professional wine wall which is a remarkable feature of the room. The bespoke kitchen/breakfast room has sliding doors leading out to the vegetable garden at the side of the house. Located off the kitchen is a sun room with a vaulted ceiling, feature fire place and two sets of sliding doors leading on to the garden, creating a seamless transition into the outdoors on a summer's day. A triple aspect sitting room with bay window completes the downstairs accommodation.

The first floor is accessed via a beautiful oak staircase in the entrance hall. The principal bedroom is of particular note with a lovely view over the front garden, air conditioning and an en suite bathroom with his and her sinks, shower and a bath. There is also a dressing room with ample storage space. There are four further bedroom suites which all have built in wardrobes. The three bedrooms at the rear of the house have the added benefit of having both baths and showers in the en suites along with air conditioning and views over the rear garden and the pool.





# Description

Hunters Peace is approached via a block paved drive with granite setts which sweeps through the beautiful front garden with its pretty box hedging and range of mature plants and shrubs. The drive also has access to the detached triple garage. To the side of the house is a gated kitchen garden with raised beds and a green house, perfect to grown fruit and vegetables. At the rear there is a superb swimming pool with an air conditioned summer house that has a sauna and a shower room. The summer house also has bi-folding doors opening out on to the pool. The lawns and beds are looked after with an automated sprinkler system fed by stored rain water. On the other side of the garden is a breeze house ideal for alfresco dining and entertaining.













# Cobham

Located in one of the quietest and most sought-after private estates in Cobham, with many of the area's most prestigious homes sited along these tree-lined roads.

Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo in about 40 minutes and to Guildford in about 23 minutes. The A3 provides links to Junction 10 of the M25, which is useful for connections to London Gatwick and Heathrow Airports.

Cobham High Street offers a wide selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie.

There is a choice of private schools in the area, including Reed's, ACS International and Danes Hill.

All distances and times are approximate.



# Floorplans

Approximate Gross Internal Floor Area 5868 sq ft

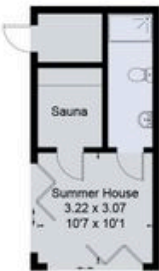
Approximate Floor Area = 472.0 sq m / 5080 sq ft (Excluding Void)  
Garage = 51.1 sq m / 550 sq ft  
Outbuildings = 22.1 sq m / 238 sq ft  
Total = 545.2 sq m / 5868 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)





# Key Information

## Council Tax

Band = H

## Tenure

Freehold

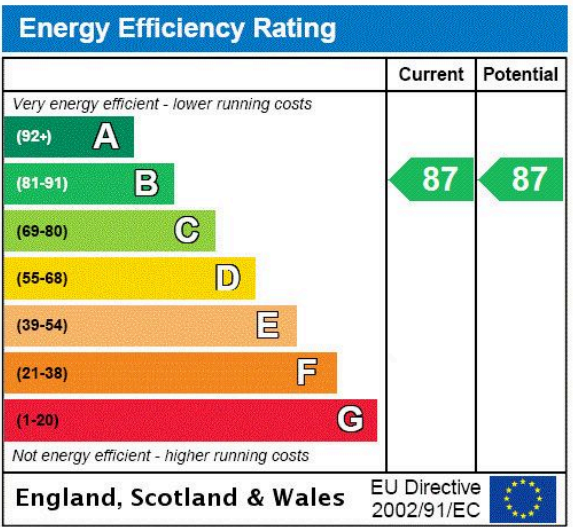
## Services & Additional Information

Eaton Park has a residents association, residents are collectively financially responsible for the maintenance of the road surface.

## EPC

EPC Rating = B

PROPERTY





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## Enquire

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## More Information



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