



The Barton, Fairmile Estate, Cobham, KT11



A regency style villa in a private gated estate.

This luxurious property was designed by the Award Winning Hyatt Group and upon entry features a spectacular helical staircase set within a grand triple-height hallway.

The ground floor comprises five reception rooms including a double-height galleried dining area, drawing room, living/entertainment room, study and a large open-plan kitchen, breakfast and family room.

In addition, the property has a double garage and fully landscaped gardens with a zone irrigation system. The block-paved driveway to the front of the house provides off-street parking for multiple vehicles.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: H





On the first floor are four luxuriously appointed bedroom suites each with en suite bath and shower rooms. The principal bedroom offers spacious dressing areas and a terrace. On the second floor is a fifth bedroom with en suite bathroom, as well as a second study/gym and a designated home cinema room.

Cobham is an ideal commuter location, the property is within easy reach of the A3 and M25, with frequent rail services to London Waterloo. The village has a good range of shops, boutiques, cafes and restaurants. For a more comprehensive selection of shops and high street chains, the towns of Kingston-upon-Thames and Guildford are nearby. Schooling in the area is superb with Danes Hill School, the ACS Cobham International School, Reed's School and Notre Dame locally.

Approximate Distances: (Cobham High Street, 1 mile); (Cobham & Stoke D'Abernon Train Station, 1.3 miles); (Kingston-upon-Thames, 8.1 miles); (Guildford, 11 miles).

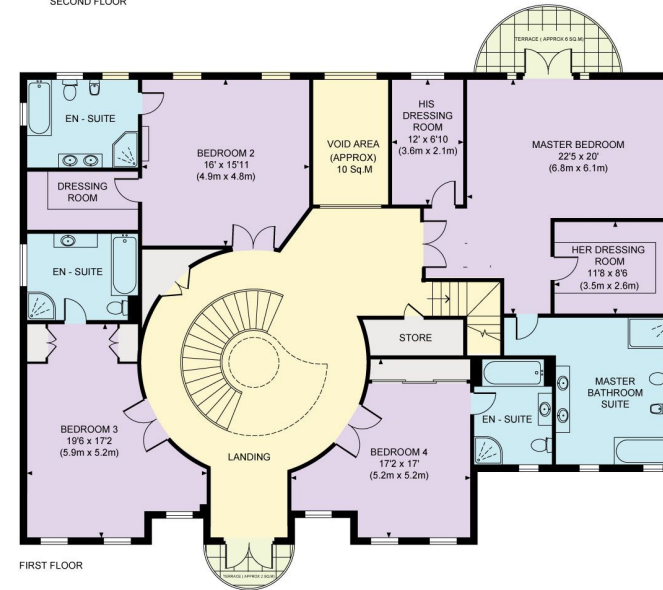
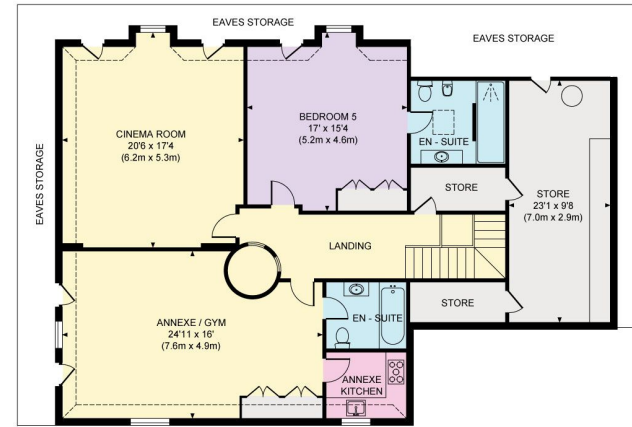
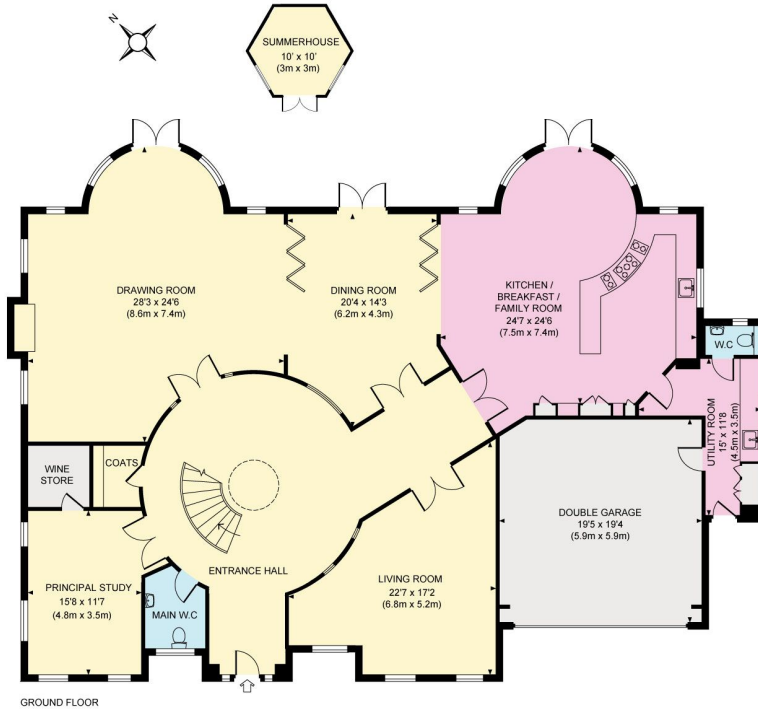






This plan is for layout guidance only. Not to scale.
Please check all dimensions and shapes before
making any decisions reliant upon them.

Approximate Gross Internal Area (Including Eaves Storage)
7800 sq ft / 715 sq m
Architectural Void - 269 sq.ft / 25 sq.m
Summerhouse - 86 sq.ft / 8 sq.m
Combined Gross Internal Area (Including Eaves Storage)
8155 sq.ft / 748 sq.m



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