

Eaton Park, Cobham KT11



Located in one of Cobham's most popular private roads.

This fabulous detached modern family home built in a traditional style has been designed with family living in mind.

The proportions of the house are excellent which is evident upon entering the spacious main hallway with plenty of natural light which offers access to all of the principal reception rooms.

On the ground floor there are five reception rooms and a large kitchen/breakfast room with vaulted family room overlooking the garden. The drawing room which includes a feature fireplace and access to a wine room with storage capacity for circa 2,000 bottles has a double aspect, with French doors also offering an outlook onto the garden and access to the rear patio. The remaining reception rooms include a fully fitted study, dining room with feature temperature / humidity controlled 'wine wall' and large TV / Music room. First floor accommodation consists of the principal bedroom suite and four additional bedroom suits, all with built in wardrobes.

The property is approached via electric gates onto a block paved driveway with ample parking and access to the detached triple garage. The beautifully maintained and secluded north-westerly facing gardens extend to approximately 0.5 acres and includes an outdoor pool, summer house with Sauna / shower room.

The summer house also has bi-folding doors opening out onto the pool. On the other side of the garden is a breeze house ideal for alfresco dining and entertaining, whilst the patio includes an outside kitchen area with built in BBQ and fridge. Whilst high hedges on the borders and trees provide privacy and seclusion for the front and rear gardens.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax: H



EPC
B

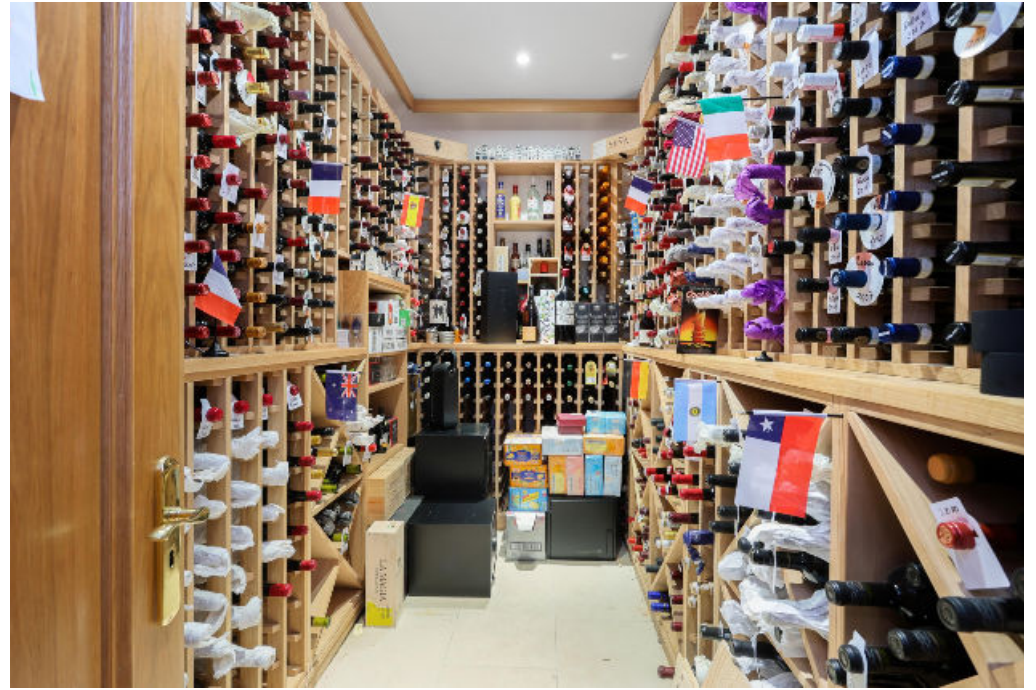




Cobham High Street offers a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie.


A3 - 0.9 miles
Cobham & Stoke d'Abernon
Train Station - 1.5 miles
M25, J10 - 2.4 miles
Heathrow Airport - 15.3 miles
Gatwick Airport - 24 miles

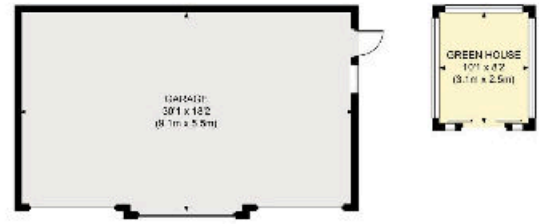









 Approximate Gross Internal Area
 5000 sq ft / 464.6 sq m
 Approximate Gross Internal Area Outbuildings
 818 sq ft / 75.8 sq m
 Total Gross Internal Area 5818 sq ft / 540.3 sq m



This plan is for layout guidance only. Not drawn to scale and not intended to be used as a legal document. All dimensions are approximate and subject to change without notice. Please refer to the contract documents for more information.

I would be delighted to tell you more

Charles Davenport

01932 591602

charles.davenport@knightfrank.com

knightfrank.co.uk



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated October 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.