



Sandy Lane, Cobham **KT11**

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# Arranged over three floors, with south-facing garden

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A well-presented five/six bedroom family home built in 2004 by Beaufield Homes. The accommodation includes a large open-plan kitchen/breakfast/family room with views over the south-facing garden.

On the ground floor are the impressive entrance hall, cloakroom, a double aspect dining room, study and drawing room with an attractive feature fireplace and doors to the garden. The kitchen/breakfast room is fitted with a range of wall and base units and opens into the family room and conservatory (both with double doors to the garden).

The property is approached via an electric gate and brick paviour drive, providing ample parking and leading to the double garage with an up-and-over door. The south-facing garden features a full-width paved terrace and a range of mature shrubs, herbaceous borders and trees providing seclusion.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax: H



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The first floor has the principal bedroom suite with a dressing room & three further double bedroom suites. The top floor has two further bedrooms, a family bathroom & a large tank room with storage space.



## Local Description

Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more.

The River Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station.

There is an excellent range of private and state schools in the area, including Reed's which is within walking distance, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

There is easy access to the A3, which links to Junction 10 of the M25, which is useful for connections to Gatwick and Heathrow Airports.

The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.

Oxshott Train Station - 1 mile

A3 - 1 mile

Cobham - 2.5 miles

Esher - 2.5 miles

M25 - 5 miles

Central London - 20 miles

(All distances are approximate)





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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.

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