

Hogshill Lane, Cobham KT11



Beautiful property with annexe in central Cobham.

Bridle Gates is a special and unique offering in Cobham with its central location, expansive plot and exceptional house.

The build was completed in 2022 by the current owners; originally envisaged as the family home, the property has been meticulously designed and finished. It has an energy efficiency rating of "A" thanks to the quality of the build as well as the solar panels (which run to a Tesla battery) and rainwater harvesting from both buildings.

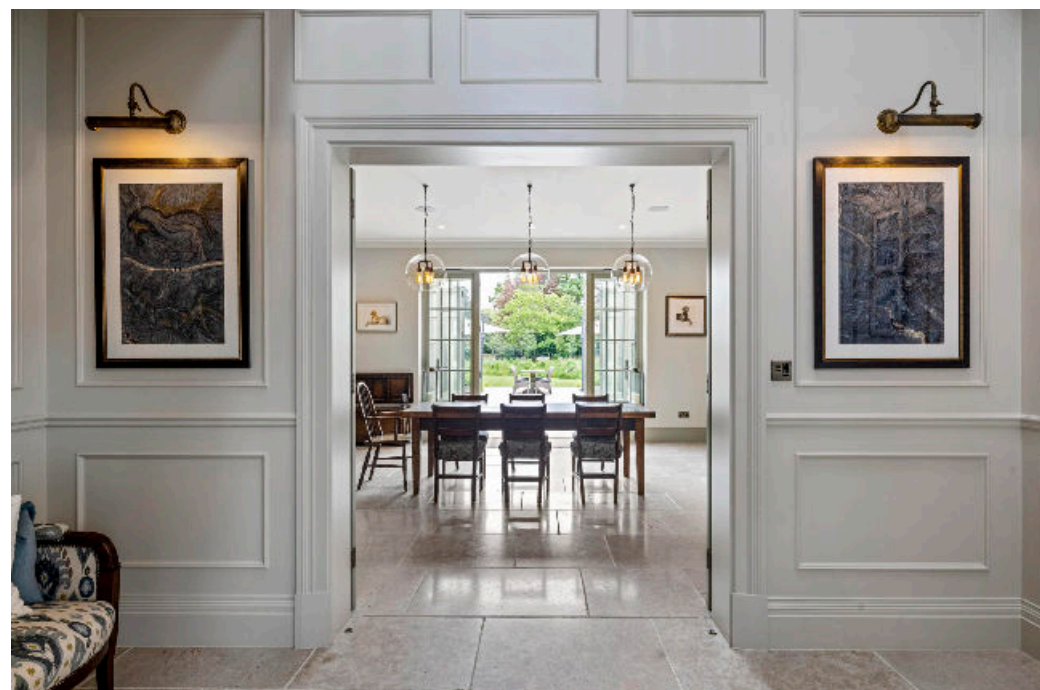
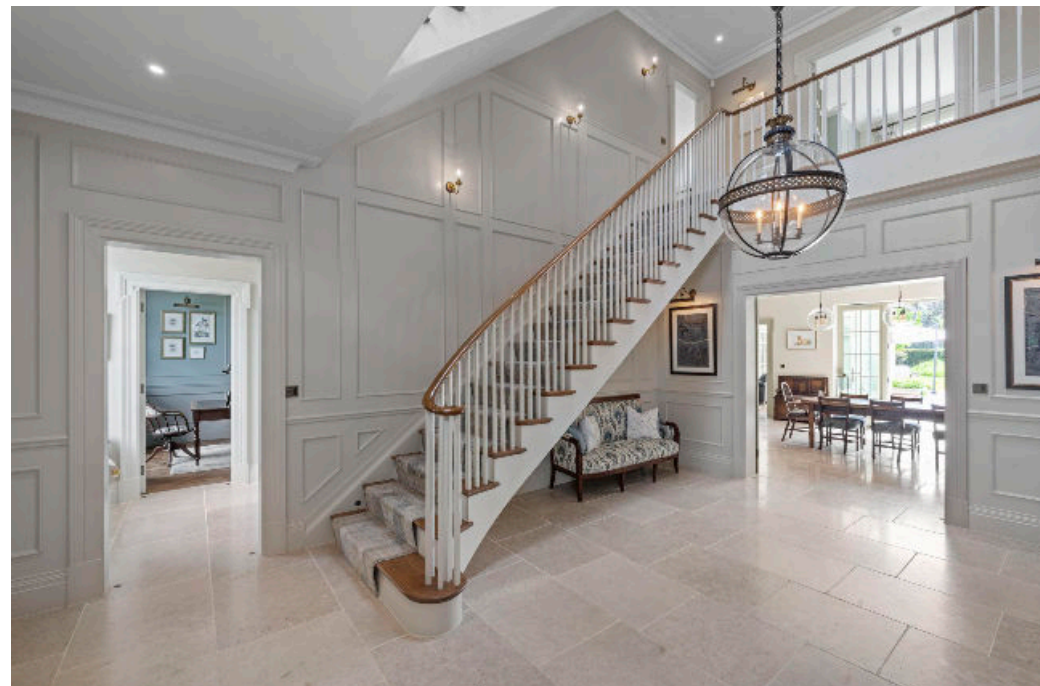
There is a theme of beautiful bespoke joinery throughout - from wall paneling to pocket doors, cabinets, and discrete and innovative storage space.



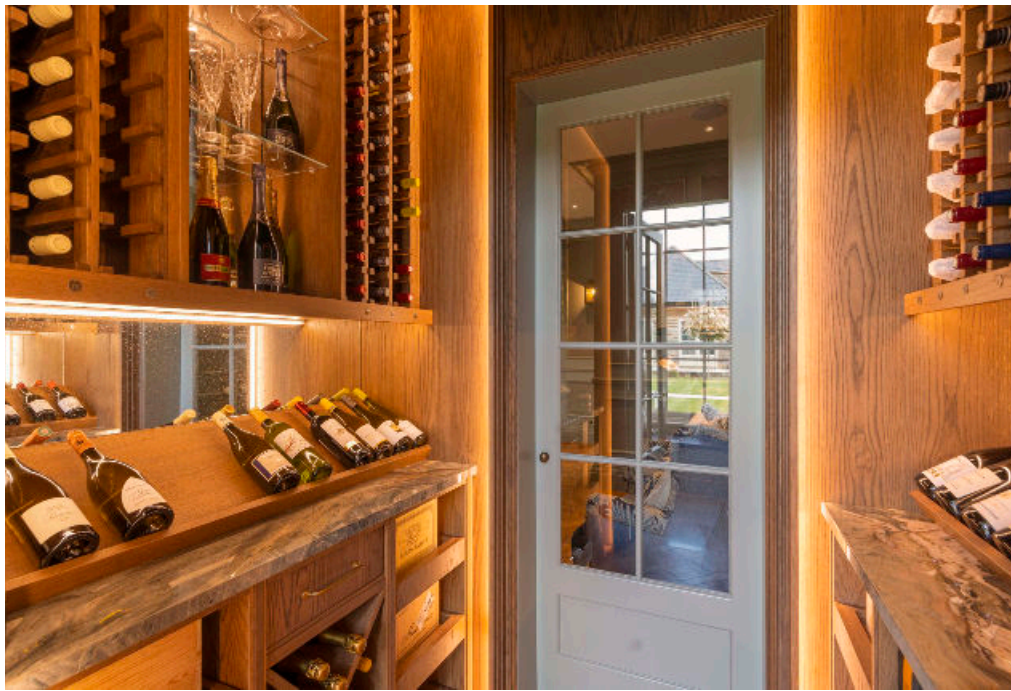
Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: H







The proportions and features of the house match the Georgian style in which it has been built, a large entrance hall with triple height gallery, large reception rooms and generous bedrooms, with high ceilings and tall sash windows.

There is underfloor heating throughout the ground and first floors and the house is decorated in a contemporary rustic style.

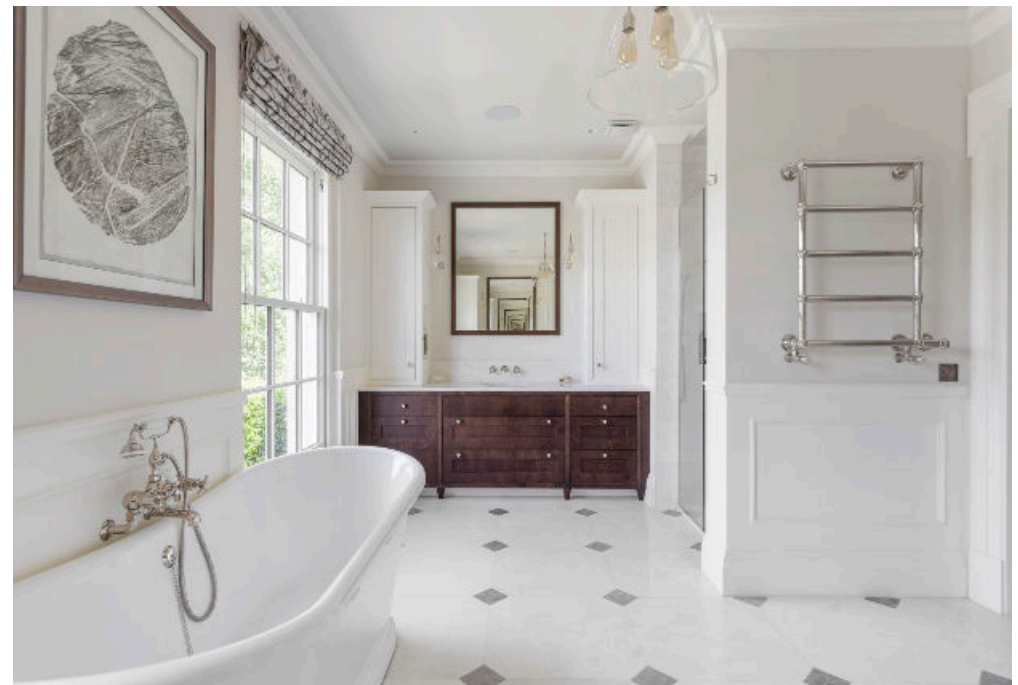
Of particular note on ground floor are the indoor heated pool with propulsion machine and its own changing area, the large hidden pantry cupboard in the kitchen and the beautifully crafted wine room which leads from the formal dining room.

The first floor houses the principal bedroom with stunning dual dressings rooms and ensuite bathroom, two additional bedrooms, a further large family bathroom and a study/library area.

The second floor includes an additional four bedrooms, two bathrooms and a utility/kitchen room.

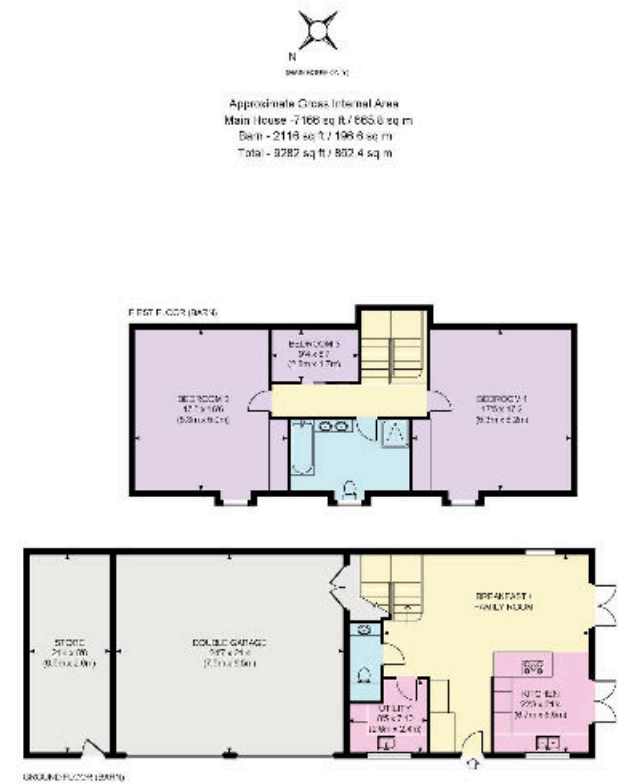
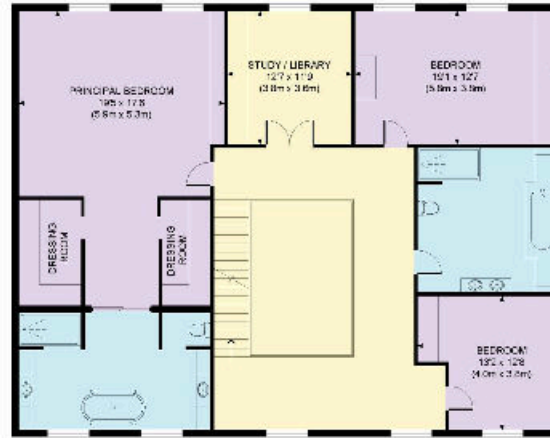
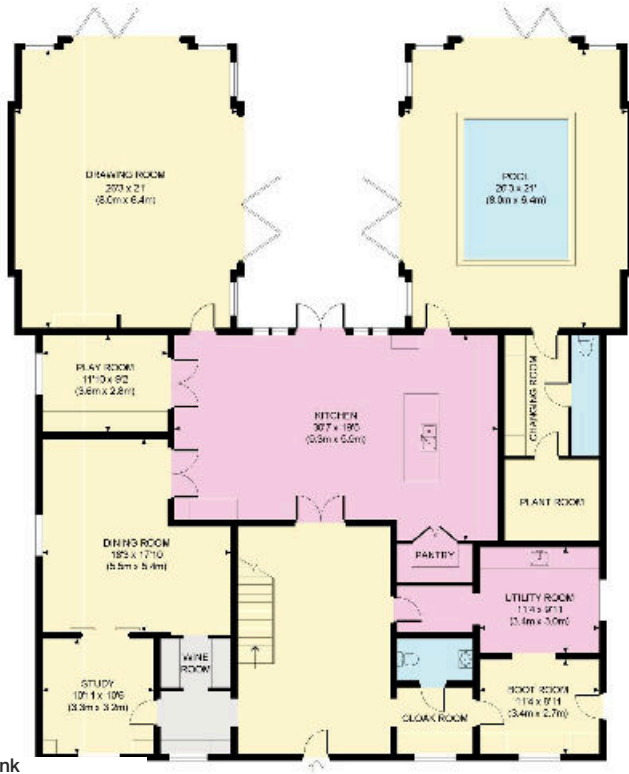
Separate from the main house is an annexe/barn which also houses the car port. This barn offers gorgeous additional accommodation where relatives or friends could happily enjoy a long stay thanks to the kitchen/dining/living and utility areas which accompany the two good-sized bedrooms and nursery and two bathrooms.

The grounds of the property are stunning and thoughtfully laid out. The long laurel-lined driveway leads from Leigh Hill Road, past the landscaped garden with children's play area, lounge and patio dining areas. To the front of the property is a cottage-style garden in a four-square layout, and ample parking space for several vehicles on the gravel drive, in addition to the two car port spaces.









Approximate Gross Internal Area
 Main House - 7166 sq ft / 665.6 sq m
 Barn - 2118 sq ft / 196.8 sq m
 Total - 9284 sq ft / 862.4 sq m

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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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Particulars dated May 2023. Photographs and videos dated May 2023.

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