



Sandy Lane, Cobham KT11



Situated on a south-facing plot of just over 0.25 acres.

Built by Octagon in 2003, this attractive family home offers just over 4,500 sq ft over three floors. To the front of the house, behind electric gates, there is a large, block-paved driveway with a pretty front garden and mature borders to either side. The house is double-fronted, and on either side of the impressive hallway are the dining room and a well-fitted study/home office. The drawing room overlooks and gives access to the rear patio and gardens via double doors. The fully fitted kitchen/dining room has double doors opening into the family room, which also has two sets of double doors to the patio and gardens. There are also two downstairs cloakrooms, a separate utility room and the large, integral garage on the ground floor.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: H





A spacious landing on the first floor separates four double bedrooms. The principal bedroom at the rear has built-in wardrobes and an en suite bathroom. There are two further en suite double bedrooms, a fourth double, and the family bathroom.

Stairs lead to the second floor which has potentially two more double bedrooms, alternatively these could be arranged as additional playrooms, media rooms or home offices. There is also a fourth bathroom, which services these two rooms.

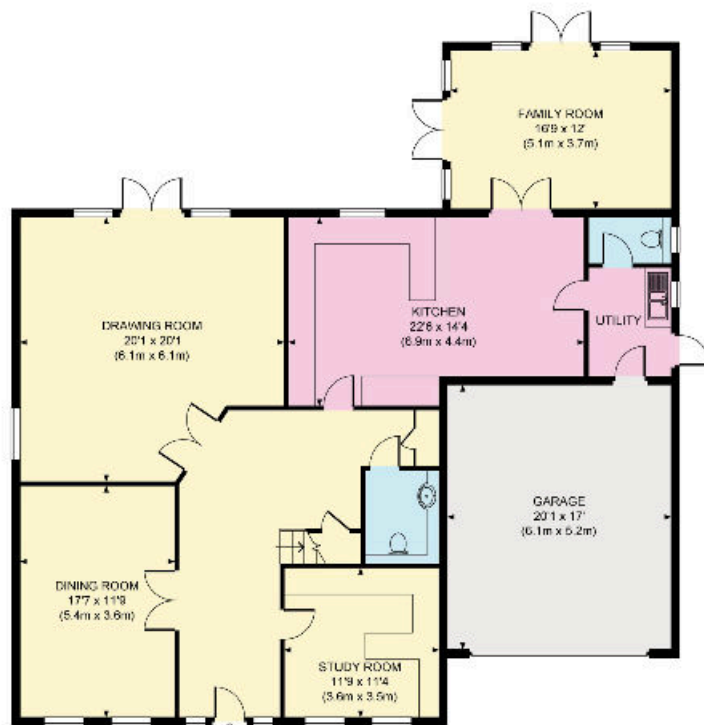
The rear gardens have been beautifully landscaped and maintained with mature borders, providing privacy, well-tended beds and a large patio to enjoy the south-facing aspect.







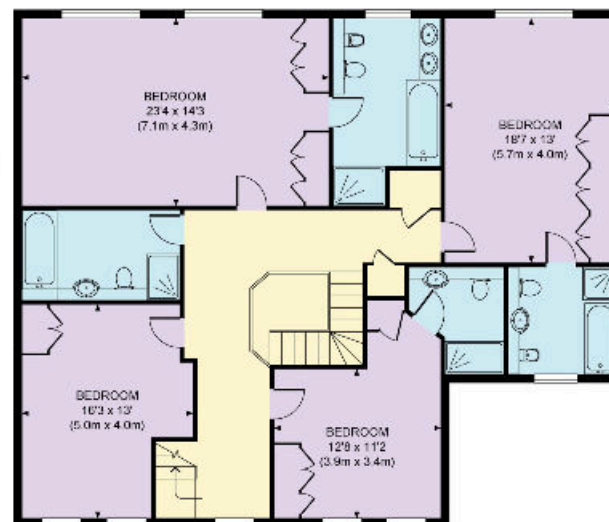
Approximate Gross Internal Area
4553 sq ft / 423.0 sq m



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Knight Frank
Cobham
50 High Street
Cobham
KT11 3EF
knightfrank.co.uk

I would be delighted to tell you more
Tom Knowlden
01932 591610
tom.knowlden@knightfrank.com



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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