

Oak Road, Cobham KTII

On a sought-after private road

Oak Road is a highly sought-after, private road, located equidistant from Cobham High Street and Cobham & Stoke D'abernon station.

Accommodation extends to around 2,522 sq/ft over two floors. The ground floor consists of an open-plan kitchen/ breakfast room conservatory with french doors leading to the rear patio, an open-plan drawing/family room (possibly dining room), with a separate study (which could be used as a playroom) a downstairs WC and a utility room leading to an integral double garage.











EPC

Tenure: Freehold

Local authority: Elmbridge Borough Council

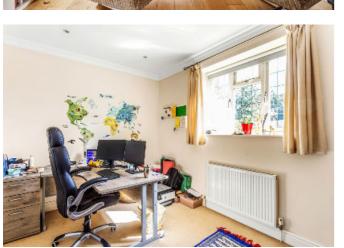
Council tax band: F



















The first floor includes the principal bedroom with en-suite, additional bedroom suite, three further bedrooms and a family bathroom.

The front of the property is framed with mature hedging and a good-sized gravelled in and out driveway. The well screened rear gardens are primarily laid to lawn with mature trees, borders and beds.





Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, cafes and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside.

There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet, and Danes Hill in Oxshott along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

Communication links are superb with Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick, and Heathrow Airports.

Cobham High Street - 1 mile, Stoke D'Abernon & Cobham Station - 1 mile, A3 - 2 miles, Esher - 4 miles, Guildford - 11 miles. All distances are approximate.









This pion is for logical guidance only. Not drawn to sould unless states. Whilst every dark is after in the proporation of this clanplease direct all dimensions, analyses and compass bearings before making discisions related upon them.

Knight Frank

Cobham

50 High Street We would be delighted to tell you more

 Cobham
 Charles Davenport
 Tom Knowlden

 KT11 3EF
 01932 591602
 01932 591610

knightfrank.co.uk charles.davenport@knightfrank.com 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.

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 June 2024. Photographs and videos dated June 2024.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.