



Oak Road, Cobham **KT11**

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# 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.



**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 plan is for guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, angles and contents before making decisions related to them.

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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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