



Fairmile Lane, Cobham, Surrey, KT11





A rare chance to purchase a **unique opportunity** in the ever popular setting of Fairmile Lane.

Set in 0.68 acres it has the potential to be refurbished/extended or re-developed, subject to the necessary planning permissions.



4-5



4



5



Double

EPC

D

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band G







As you enter through the front door there is a spacious entrance hall leading to three reception rooms and the kitchen. There is a separate annexe off the kitchen with its own living room/sunroom, bedroom and bathroom and a double garage. On the first floor are four bedrooms and two family bathrooms, the principal bedroom has an en suite bathroom.

The property is accessed over a carriage gravel carriage driveway within an attractive front garden which offers a large amount of off street parking. The westerly facing rear garden is very special and predominantly laid to lawn with mature planting, there is a concrete tennis court which is discreetly sheltered from the house and a swimming pool.

Location

Cobham High Street offers a great range of independent and well-known shops, cafés 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, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with 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, 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.

Distances

A3 0.9 miles, M25 J10 2.4 miles, Guildford 11.1 miles, Kingston upon Thames 8.8 miles, Esher 4.3 miles, Heathrow Airport 15.3 miles, Gatwick Airport 24 miles. (All distances are approximate and calculated from Cobham High Street).



Approximate Gross Internal Floor Area

Main House: 3,199 sq ft / 297.25 sq m

Garage: 372 sq ft / 34.58 sq m

Total: 3,571 sq ft / 331.83 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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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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