

Elm Grove Road, Cobham

---

 Knight  
Frank







An exceptional period cottage, **beautifully presented** throughout.

This exceptional period cottage is beautifully presented throughout having been recently updated by the current owner. The lounge at the front is decorated in fresh neutral tones and has an attractive feature fireplace complete with wood burner and modern wooden shutters.



**Tenure**  
Freehold

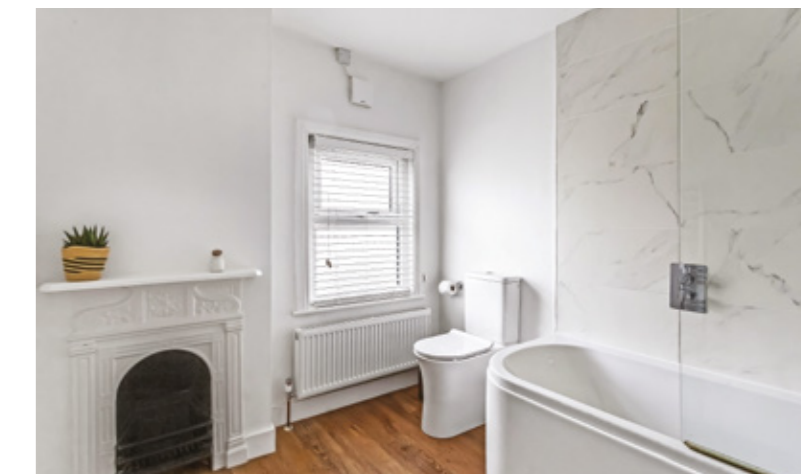
**Local Authority**  
Elmbridge Borough Council

**Council Tax**  
Band E



To the rear the dining room has a delightful view of the garden and offers the perfect space to host dinner parties, there is also useful under stair storage. The modern kitchen features smart fitted cabinetry and extra storage to the rear. The kitchen opens onto the generous south-easterly facing private garden, complete with a superb garden office.

On the first floor there are two spacious double bedrooms and the recently upgraded family bathroom, complete with a stunning period fireplace. The loft has been recently converted, creating an impressive principal bedroom complete with en suite shower room.







## Location

The property is ideally located for access to Cobham's High Street (0.7 miles) and Cobham & Stoke D'Abernon train station is also within easy reach (0.8 miles).

Cobham High Street offers a wide 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 and Stoke d'Abernon train station.

There is an excellent range of private and state schools, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, 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: 1063 sq ft / 98.78 sq m**  
**Outbuilding: 99 sq ft / 9.23 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.



**Knight Frank Cobham**  
 50 High Street  
 Cobham, Surrey  
 KT11 3EF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**

**Dan Miller**  
 01932 591616  
[dan.miller@knightfrank.com](mailto:dan.miller@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 July 2024. Photographs and videos dated July 2024.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)