



Fairmeads, Cobham, Surrey, KT11



A detached **six bedroom** home for sale in Cobham, KT11.

This luxurious property was designed and built in 2015, situated in a secluded location off Fairmile Avenue and extending to over 7,000 sq ft.

The ground floor comprises of four reception rooms including a study, dining room, drawing room, playroom/TV room and large open-plan kitchen, breakfast and family room, with bi-fold doors leading to the rear terrace.

On the first floor are four luxuriously appointed bedroom suites including the spacious principal bedroom suite with dressing room and bathroom (bath and shower).

On the second floor are two additional bedrooms, family bathroom, kitchenette and games room.

The property is approached via electric gates, with block paved driveway to the front of the house offering off-street parking and access to the integral garage. The rear garden is terraced and mainly laid to lawn with mature hedges/trees on the boundaries offering privacy.



6



5



4



EPC

B

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band H











Location

Cobham is an ideal commuter location. The property is within easy reach of the A3 and M25, with frequent rail services to London Waterloo.

The village has a good range of shops, boutiques, cafés and restaurants. For a more comprehensive selection of shops and high street chains, the towns of Kingston-upon-Thames and Guildford are nearby.

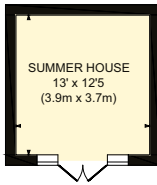
Schooling in the area is superb with Danes Hill School, the ACS Cobham International School, Reed's School and Notre Dame locally.

Distances

Cobham & Stoke D'Abernon Train Station 1.6 miles, Cobham High Street 1.75 miles, Kingston-upon-Thames 8 miles, Guildford 12.25 miles
(All distances are approximate)



Outbuilding



Approximate Gross Internal Floor Area

Main House 6670 sq. ft / 619.67 sq. m

Garage 377 sq. ft / 35.01 sq. m

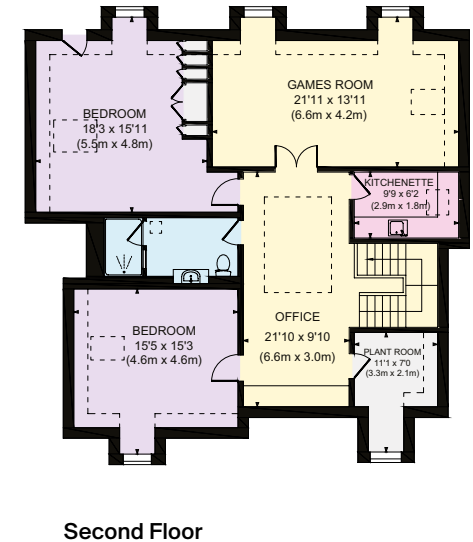
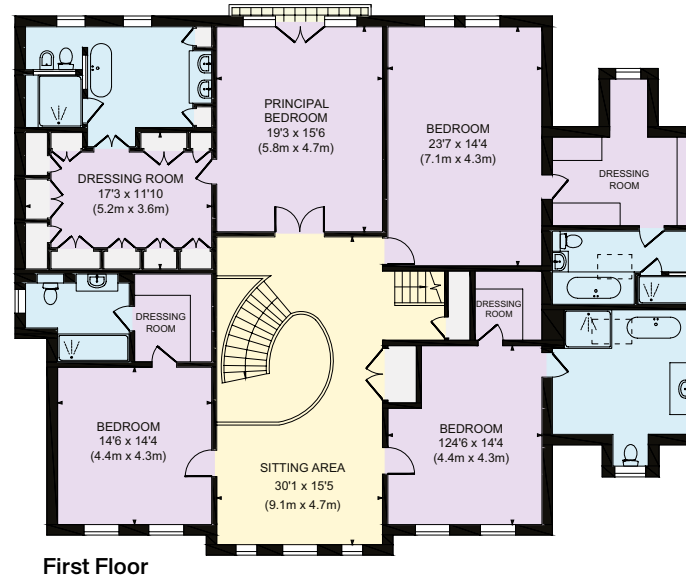
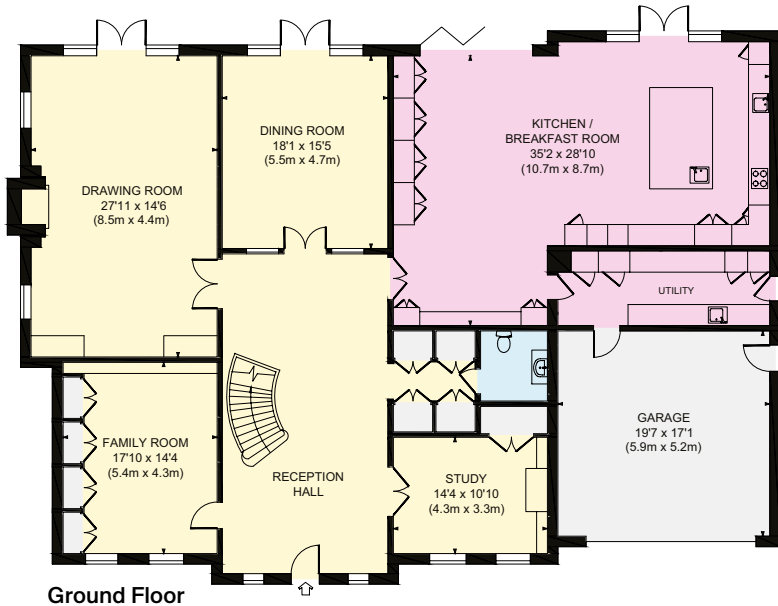
Outbuilding 161 sq. ft / 15.00 sq. m

Total 7208 sq. ft / 669.68 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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Knight Frank Cobham

50 High Street

Cobham, Surrey

KT11 3EF

knightfrank.co.uk

We would be delighted to tell you more

Charles Davenport

01932 591602

charles.davenport@knightfrank.com

Dan Miller

01932 591616

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 September 2024. Photographs and videos dated September 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com