



Broad High Way, Cobham, KT11

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# A recently refurbished and extended family home located in the popular and private Oxshott Way Estate, Cobham, with accommodation over two floors.

The large ground floor entrance hall leads to a large dual-aspect drawing room to the left and straight ahead through double doors a large Thomas Moore kitchen/breakfast/family room with bi-folds doors leading to wide rear patio. Adjacent to the kitchen is a family room and separate gym/games room. The ground floor also includes a study, boot room and dog room/utility room leading through to the triple garage which has been converted into a studio.

Above the garage is large bedroom suite with an additional three bedrooms suites in the main house and principle bedroom suite with two dressing rooms.



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6



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EPC

C

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

**Council Tax**

Band H





The property is on a west facing plot of approximately 0.65 acres, which is mainly laid to lawn to the rear and includes a children's play area and surrounded by trees and high hedging providing privacy. The property is approached via electric gates with a carriageway driveway and has ample parking.





## Location

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.

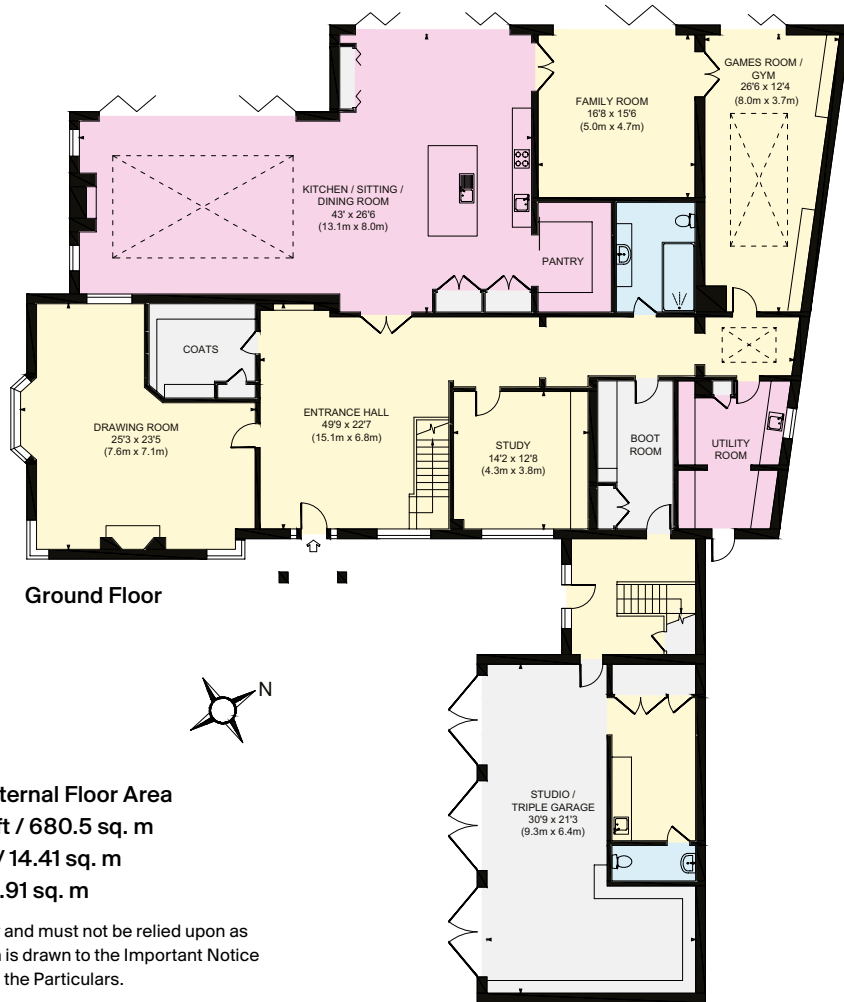
The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham and Stoke d'Abernon train station.

There is an excellent range of private and state schools 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, which is 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.







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

**Approximate Gross Internal Floor Area**  
**Main House 7325 sq. ft / 680.5 sq. m**  
**Outbuilding 155 sq. ft / 14.41 sq. m**  
**Total 7480 sq. ft / 694.91 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**

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

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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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Particulars dated October 2024. Photographs and videos dated October 2024.

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