



Leigh Hill Road, Cobham, Surrey





Built in the mid 2000s to a high specification this impressive house has been beautifully updated by the current owners. The property has concrete floors and underfloor heating throughout. The underfloor heating, hot water and water pressure systems have all been recently upgraded.

The house is approached by two sets of electric security gates with a large amount of parking. The elegant brick and timber gabled elevations give the house an attractive character façade, occupying a plot approaching half an acre.

The welcoming grand entrance hall with its impressive staircase leads to a large galleried landing. On the ground floor there is a very large, triple aspect drawing room with feature wood burner and doors to the garden. This space offers real flexibility and is perfect for entertaining and relaxing alike. This is complemented by four further reception rooms and a large and well-appointed kitchen/breakfast room and adjacent family room.

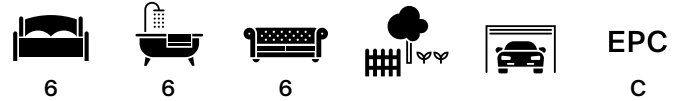
The kitchen is comprehensively fitted with a range of bespoke cabinets, granite worksurfaces and a large island with integrated gas hob and breakfast bar. There are three ovens (including a steam oven) and numerous fitted appliances; a coffee machine, separate wine and drinks fridges and a dishwasher. There is a huge utility and coats area with access to the triple garage and workshop. On the first floor the spectacular galleried landing leads to five spacious double bedrooms, all with luxury en suite bathrooms. The principal bedroom suite features two separate walk-in wardrobes and an en suite bathroom including bath and double shower cubicle.

The generous and well-appointed annexe has a separate entrance with stairs to the first floor living room, a smart fitted kitchen and a double bedroom with an en suite bathroom.

The 0.42-acre plot faces a sunny, southerly aspect at the rear and enjoys excellent seclusion with the plot surrounded by mature shrubbery. The property has entrances on both Leigh Hill Road and Fairmile Lane and is very convenient to access an excellent range of local schools and Cobham High Street.



A **stunning six bedroom** family house which provides excellent lateral space over just two floors, including a generous annexe. The property spans just over 6,600 sq ft and is chain free.



Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band C

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 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, 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.



Approximate Gross Internal Floor Area

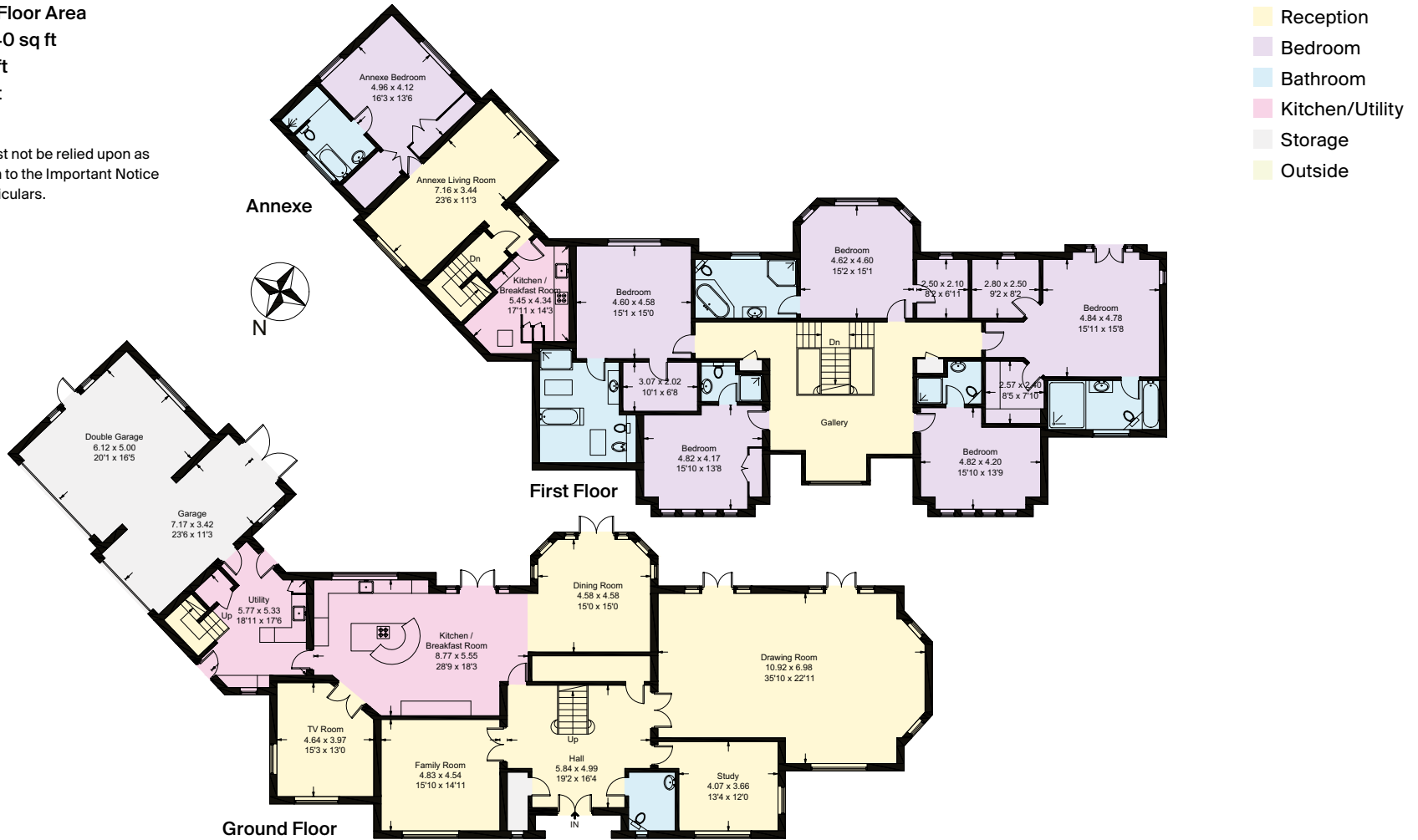
Main House = 478 sq m / 5140 sq ft

Garages = 57 sq m / 609 sq ft

Annexe = 80 sq m / 863 sq ft

Total = 615 sq m / 6612 sq ft

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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Particulars dated December 2024. Photographs and videos dated December 2024.

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