



Cobham Park, Cobham, KT11

An elegant mansion apartment for sale in Cobham Park, KT11.

Recently renovated ground and lower ground floor three bed luxury apartment set in the historic Grade II listed Cobham Park. Located in communal grounds of just under 12 acres, which includes a health suite, gym and tennis court.

At around 3,500 sq ft, the apartment has its own private door and features an elegant drawing/dining room with high ceilings and sash windows with views over the parkland. Behind a hidden door, you find the guest cloakroom and a spiral stairway leading up to a study/library area. The bespoke kitchen/breakfast room is fully equipped with a range of Miele and Sub-Zero integrated appliances, a centre island and a breakfast booth.

From the entrance hallway, stairs lead down to the three bedroom suites. The principal bedroom has a luxurious walk-in wardrobe and stylish en suite shower room. All bathrooms are finished to a high standard, and each bedroom benefits from built-in wardrobes. A utility room can also be found on this floor and access to a private courtyard area leading to a cinema room.


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EPC
C

Tenure	Local Authority	Council Tax
Leasehold	Elmbridge Borough Council	Band H





The property has a double garage and enjoys the use of the spectacular 11.5 acre private grounds of Cobham Park, which include a tennis court and health suite/gym. Parking is available to the front of the Mansion House, and additional parking is also available nearby for visitors and residents.

EPC Rating: C - Elmbridge – Leasehold – Council Tax Band: H - Lease 999 years from 1st July 2002 – Service Charge £19,324 (For 2025).

Location

Cobham High Street is approximately 0.9 miles away and offers many independent and well-known shops, cafes 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 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

310.7 sq m / 3344 sq ft

Cinema Room = 16.9 sq m / 182 sq ft

Garage = 32.6 sq m / 351 sq ft

Total = 360.2 sq m / 3877 sq ft

Undercroft = 11.6 sq m / 125 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 February 2025. Photographs and videos dated January 2025.

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