



Eaton Park, Cobham, KT11





A stunning detached home for sale in a **popular private road**.

This fabulous detached family home was built by the Halebourne Group and finished in 2018. Extending to around 7,300 sq ft and located on one of the most desirable and quietest private roads in Cobham With tall ceilings, an abundance of natural light, air conditioning and a high specification throughout this really is an exceptional home.


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5


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EPC
C

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band H



The reception hall makes for an impressive entrance, with access to all reception rooms including a drawing room, dining room and the kitchen/ breakfast room which are approached via double doors and have direct access to the rear patio via french doors. The study is also accessed directly from the reception hall whilst the family room is in conjunction with the kitchen and separately accessed off the kitchen is a large utility/ laundry room.

The first floor includes an impressive principal bedroom suite consisting of a bedroom, sitting room, dressing room, and en suite bath and shower room. There are three additional bedroom suites on this floor whilst the top floor consists of a further bedroom suite, Gym (with separate changing room/ steam room), media/games room and music room.

The staff annex/bedroom suite is above the garage and is approached via the utility/laundry room. The property is approached through electric gates leading to ample parking and access to the integral garage. Whilst the rear gardens have been beautifully landscaped and offer seclusion and privacy with water feature, large patio and surrounded by mature hedging.

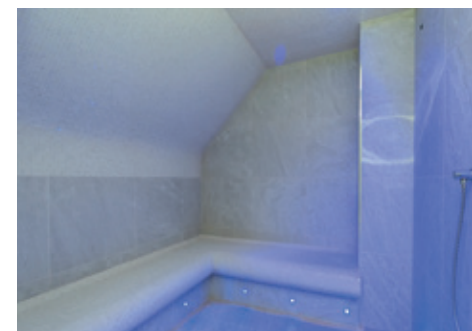




Location

Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo in about 40 minutes and to Guildford in about 23 minutes. There is easy access to the A3 which links to Junction 10 of the M25, which is useful for connections to London Gatwick and Heathrow Airports Cobham High Street offers a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie.

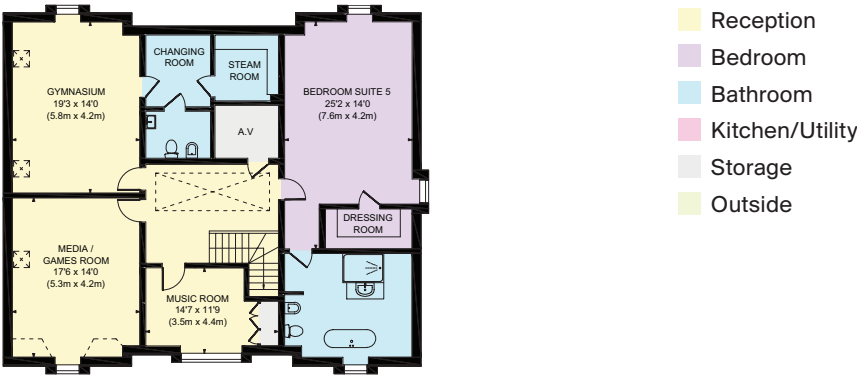
A fantastic choice of schooling is in abundance with many private schools nearby including Reed's, ACS, Danes Hill, Felton Fleet and Parkside. RHS Wisley is just down the road along with Claremont National Trust Landscape Garden and Painshill Park.



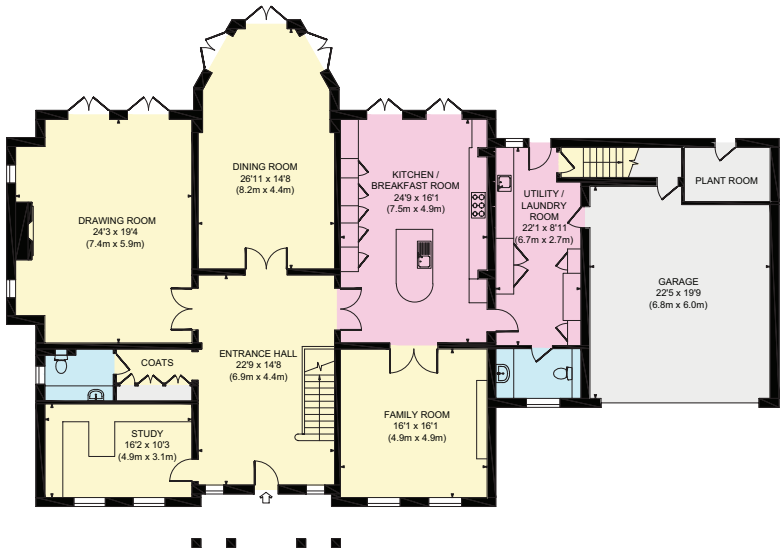
Approximate Gross Internal Floor Area
Main House 6945 sq. ft / 645.18 sq. m
Garage 441 sq. ft / 40.98 sq. m
Total 7386 sq. ft / 686.16 sq. m

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.

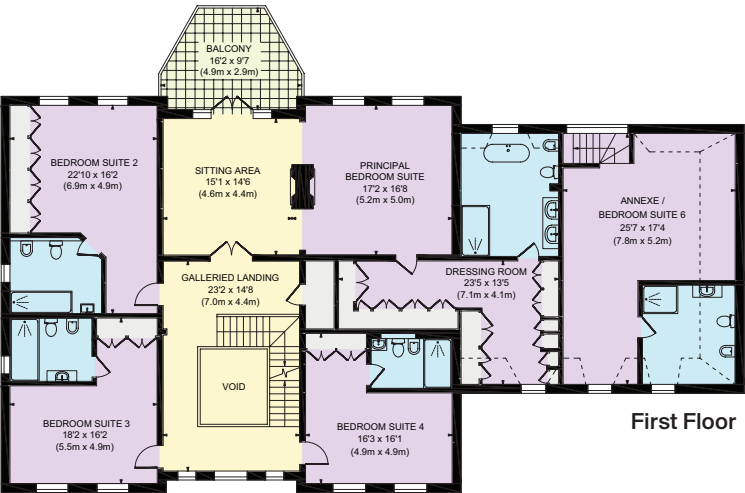
Second Floor



Ground Floor



First Floor



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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 November 2024. Photographs and videos dated October 2024.

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