



Knipp Hill, Cobham, KT11



A detached five bedroom home for sale in Cobham, KT11.

A beautifully presented, detached family house situated in a popular residential area in Cobham, close to Oxshott Woods. This property sits in a southwest-facing plot of 0.62 acres and offers 4769 sq ft of internal space over two floors.

Accommodation consists of four reception rooms, kitchen/breakfast room, conservatory, utility room and triple garage. The first floor offers a principal bedroom suite, four further bedrooms and three bathrooms.

The property is approached via wrought iron electric gates leading to a paved driveway with ample parking and access to the integral garages. The rear garden includes a large entertaining patio, outdoor swimming pool and is secluded with mature trees/shrubs and surrounded by high hedging offering privacy.




5


4


4





EPC

D

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band H





Location

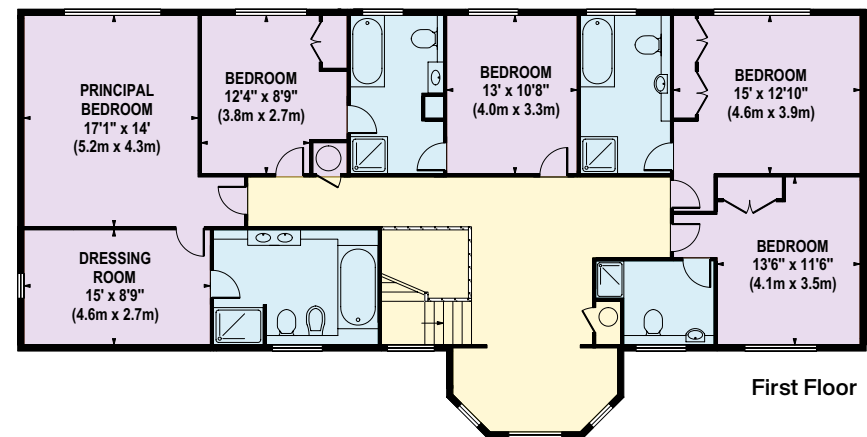
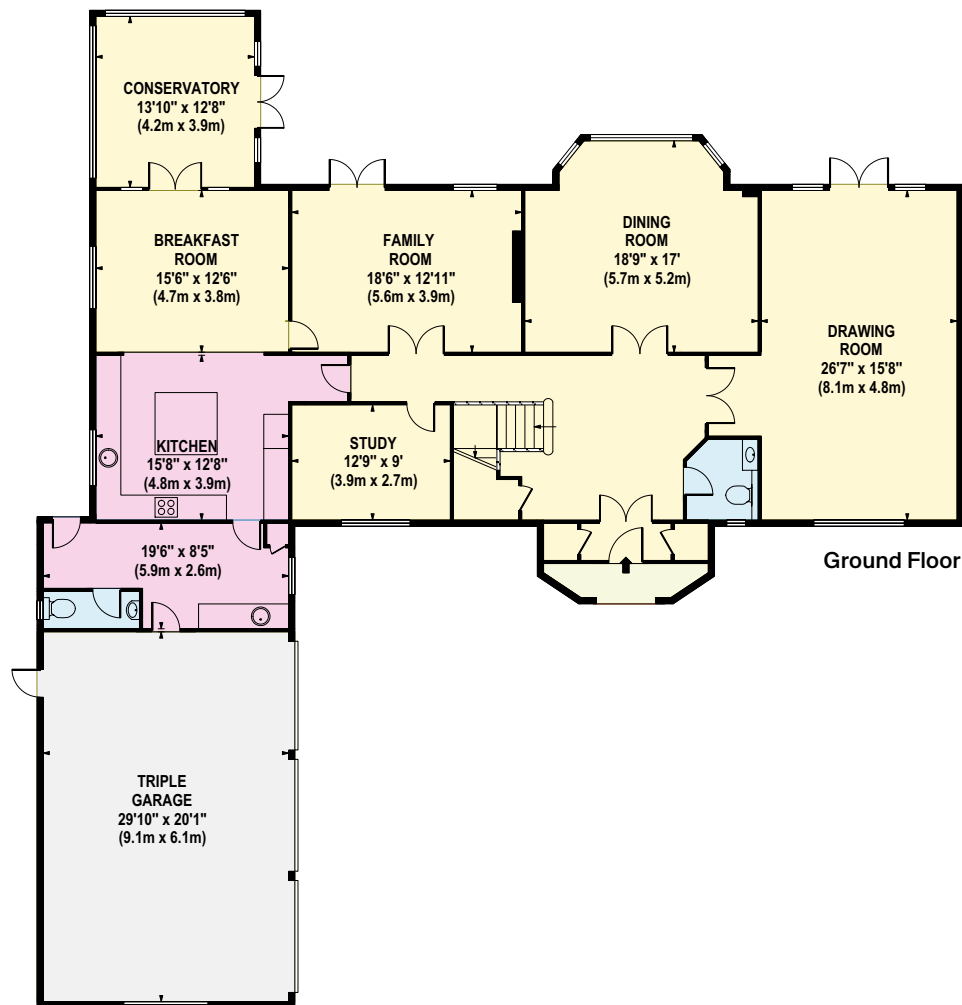
Cobham High Street offers a great range of independent and well-known shops, cafés and restaurants including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & 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, 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
4769 sq ft/443 sq m
(including triple garage)

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

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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 February 2025. Photographs and videos dated January 2025.

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