



Tudor Close, Cobham



A contemporary five bedroom detached family home in a sought-after cul de sac in Cobham, KT11.

Karibu is a beautifully designed, spacious detached family home, having undergone a comprehensive refurbishment and extension to the highest standard.

The heart of the home is the striking double-height kitchen and breakfast area, where large windows flood the space with natural light, enhancing the mezzanine level above, which serves as a versatile family and games room.

The ground floor includes a cinema room, study, playroom, as well as a flexible family, formal sitting and dining room. Additionally, it boasts a generous climate controlled wine store, perfect for wine enthusiasts, and a spacious utility room for added convenience. The first floor is home to the expansive principal bedroom suite, featuring a dressing room and a luxurious en suite. There are also four additional bedroom suites each with modern, stylish bathrooms.

The property benefits from underfloor heating throughout, air conditioning in the bedrooms, solar panels that provide energy for the in-house Tesla storage battery and multiple smart EV charging points in the driveway. A standout feature of the property is its full automation with a Control4 system, providing seamless control over lighting, video, audio, security, and more.


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EPC

B

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band H





The property is accessed via a carriage driveway which provides ample parking for several cars and leads to a double garage. Set in 0.45-acres, the rear garden is mainly laid to lawn and boasts a serene infinity pool, a stream and paved terrace surrounded by mature trees and plants. Additionally, a detached gym/cabin offers the perfect space for leisure or work, further enhancing the outdoor living experience.

Location

This property is ideally located within walking distance of Reeds School and Oxshott train station, which offers a fast and direct service to London Waterloo (journey times from 36-minutes). The area benefits from excellent road links, with the A3 offering direct access to London, the M25, and both Gatwick and Heathrow airports.

For those who enjoy the outdoors, the property is conveniently located a short walk away from Oxshott Heath and Esher Common.

The area is home to a wide range of highly regarded schools, including ACS International School, Danes Hill, Reeds School, and St Johns, Leatherhead, all within close proximity.

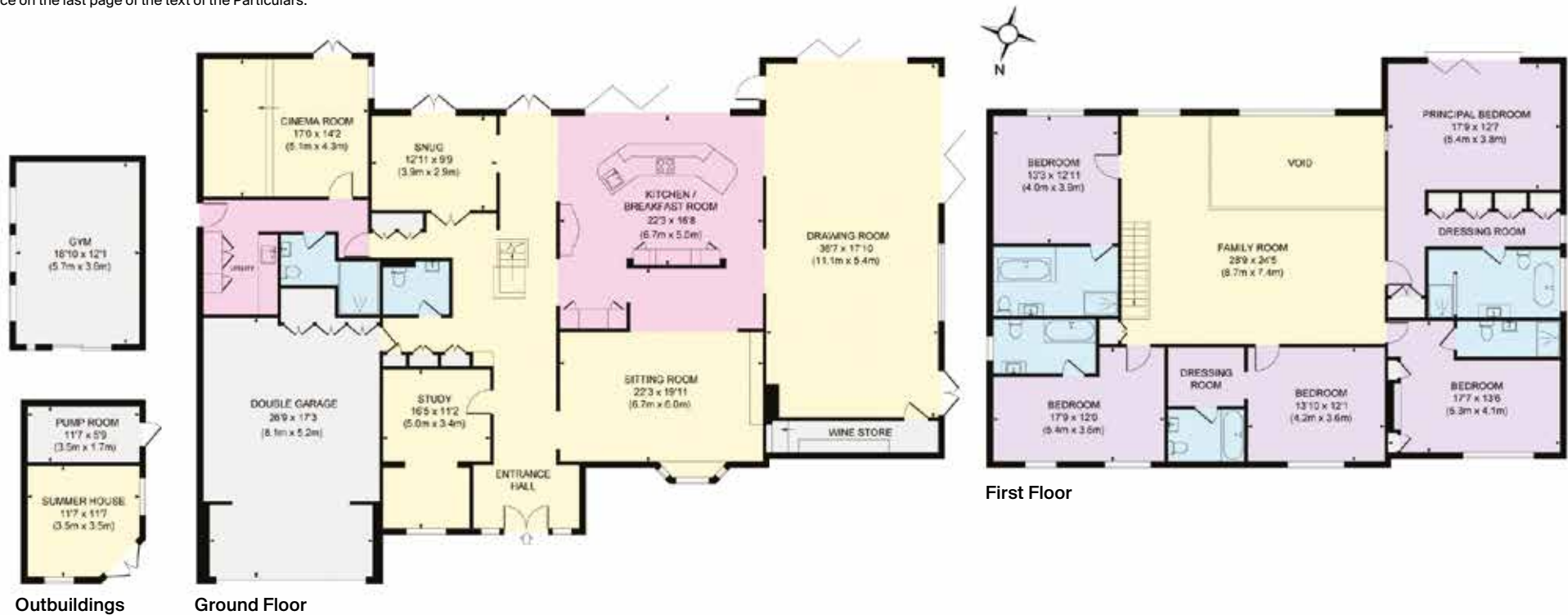
Cobham 2 miles, Esher 3½ miles, A3 2 miles, M25 (Junction 10) 3.8 miles, Central London 22 miles (All distances are approximate)



Approximate Gross Internal Floor Area
Main House: 4731 sq ft / 439.54 sq m
Garage: 494 sq ft / 45.93 sq m
Outbuildings: 436 sq ft / 40.46 sq m
Total: 5661 sq ft / 525.93 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.

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



Knight Frank Cobham
50 High Street
Cobham, Surrey
KT11 3EF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Dan Miller
01932 591616
dan.miller@knightfrank.com

Tom Knowlden
01932 591610
tom.knowlden@knightfrank.com



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 February 2025.

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