



The Laurels, Cobham, Surrey



A detached **five bedroom** family home for sale on the Cobham KT11

Located in a small gated private development off Water Lane is this superb lateral five bedroom house which was originally built by Octagon. The house is situated on a plot just over 0.6 of an acre which faces south-westerly to the rear and features a swimming pool.

This impressive house is well presented throughout, has three spacious reception rooms to the rear and an open plan kitchen/breakfast room. All of these rooms receive an abundance of light from the south-westerly facing aspect and open up onto the garden through French doors. There are two more flexible reception rooms which are currently being used as a study and gym. The kitchen has it's own handy utility room and there is a guest cloakroom off the large entrance hall.

On the first floor there are five spacious bedrooms including two with substantial built in wardrobes an ensuite bathrooms. There is also a well appointed family bathroom.




5


3


5


0.6 acres


EPC
D

Tenure	Local Authority	Council Tax
Freehold	Elmbridge Borough Council	Band H



Location

Cobham High Street offers a great range of 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 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
House: 3477 sq ft / 323.0 sq m
Garage: 347 sq ft / 32.2 sq m
Total: 3824 sq ft / 355.2 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



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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 August 2024. Photographs and videos dated xxxxxxxxxx 20xx.

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