



Portsmouth Road, Cobham, KT11




A stunning detached single storey property in a **secluded location** with great access to Cobham and Esher.


This beautifully presented detached single storey property offers a perfect blend of seclusion and convenience, ideally located on a private road just a short distance from Cobham Village.


The property boasts spacious and bright accommodation throughout, including a welcoming main reception room with an attractive feature fireplace, large bay window and views of the tranquil rear garden.


A second reception room offers flexible space, perfect for use as a snug, study, or formal dining room. The open-plan kitchen/breakfast room is designed for easy living and includes a breakfast bar, whilst the adjoining conservatory provides an additional, light-filled living space.


The principal bedroom offers ample fitted storage and a generous en suite bathroom, there are two further double bedrooms and a recently upgraded family bathroom. High ceilings throughout the home enhance the sense of space and light.


3


2


3





EPC
E

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band G



This superb property enjoys a private, south-facing rear garden which is perfect for relaxing or entertaining. The recently installed garden office provides an excellent additional space to work from home. There is plenty of off-street parking and a detached garage at the front of the property.

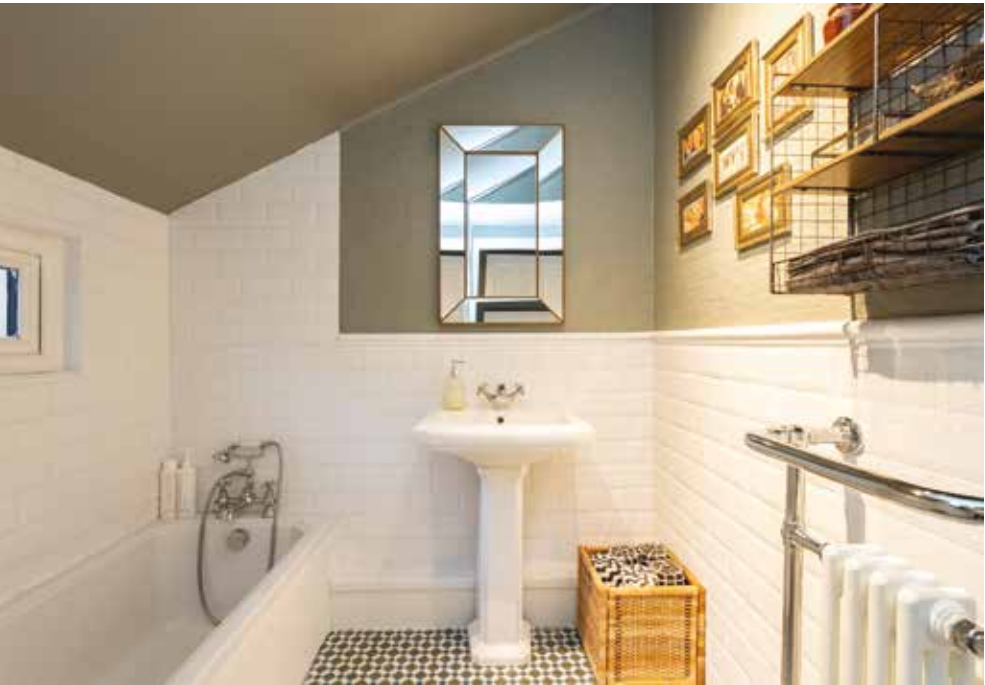
Location

The property is ideally located for easy access to Cobham High Street (1.9 miles).

Cobham High Street offers a wide 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 and 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 (circa 5 minutes walk), and St Matthew's (all subject to catchment areas).

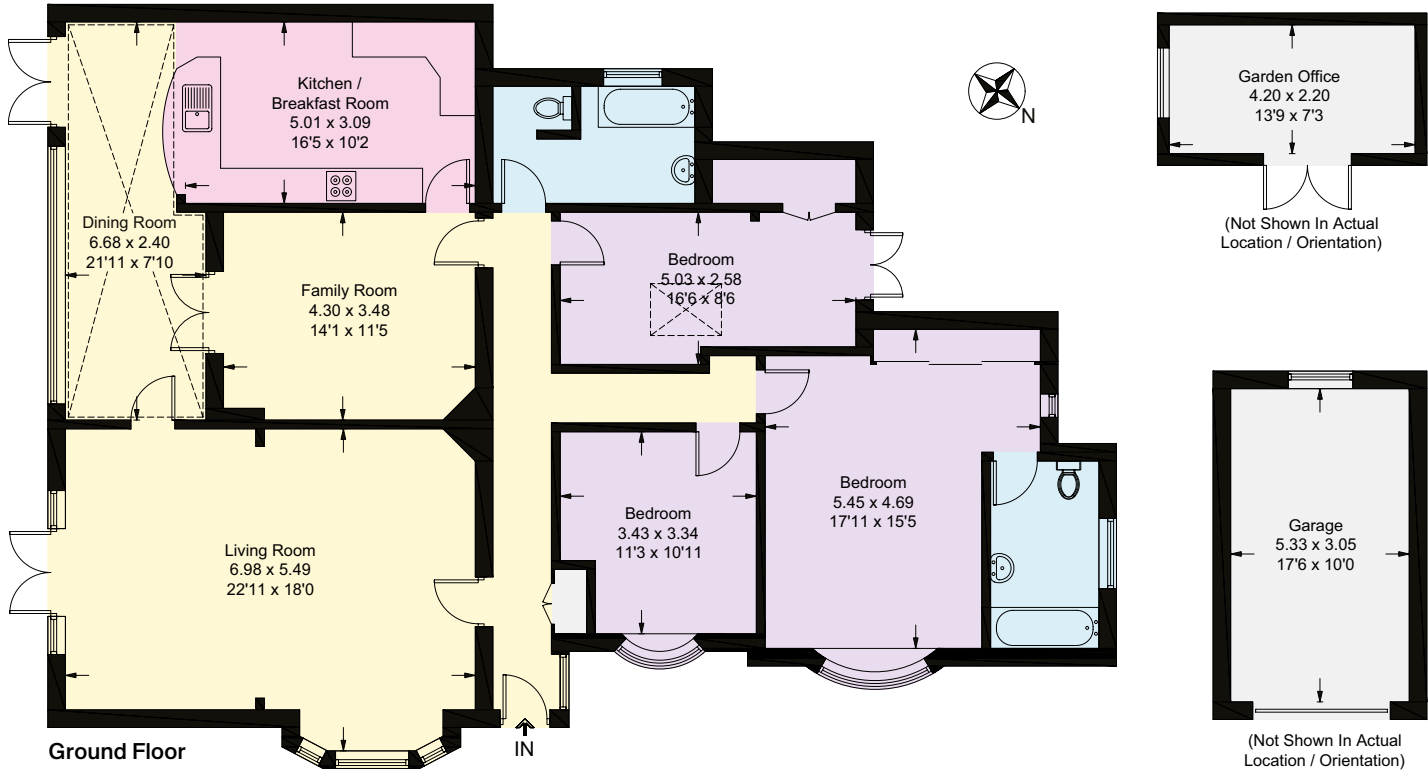
There is easy access to the A3, which links to Junction 10 of the M25, which is useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.



Approximate Gross Internal Floor Area
164.6 sq m / 1772 sq ft
Garage / Garden Office = 25.5 sq m / 274 sq ft
Total = 190.1 sq m / 2046 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.

- 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 January 2025. Photographs and videos dated January 2025.

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