



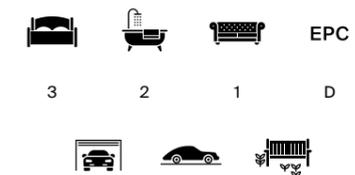
OCKHAM LANE

Cobham, Surrey, KT11



A STUNNING THREE BEDROOM APARTMENT

Forming part of the magnificent Grade II listed Hatchford Manor which sits within 11 acres of private parkland with formal gardens and a communal tennis court.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Share of Freehold included, Circa 99 Years remaining on the Lease

Service Charge: Annual service charge £6582.04

Share of Freehold included



DESCRIPTION

Approached via electric entrance gates, the long driveway meanders through the grounds with fields on either side. On entering through the Oak double doors, an impressive oak-panelled reception hall provides an impressive entrance.

A grand, wide staircase rises up and leads to The Leopold, over 2600 sq. ft. of exceptional accommodation. The drawing room is breathtaking and has far-reaching views of the countryside. It features a stunning 6.5m vaulted ceiling and a mezzanine floor, providing additional study space. There is a separate and well-equipped kitchen breakfast room adjacent to the drawing room and a separate utility room, which has recently been updated.



The master bedroom is a luxury suite with an extensive range of built-in wardrobes and en-suite bathroom. There are two further large double bedrooms, one with en suite facilities and one which would make an excellent second reception room.

Parking is well catered for, with residents' car parking and visitors' large overflow car park. There is also a private garage within a separate block.

The property also benefits from communal tennis courts, access to Chatley Heath woodland for dog walking and is 0.8 miles from The Black Swan Pub & Restaurant in Ockham.

LOCATION

Hatchford Manor offers a blend of tranquil living with convenient access to a range of amenities. Positioned in the charming town of Cobham, this property is surrounded by spectacular countryside yet remains well-connected. There are wonderful country walks nearby, including to the Chatley Heath Semaphore Tower. The popular and high quality Black Swan pub and restaurant is just 0.7 miles away.

Cobham High Street, with its array of boutique shops, cafes, and restaurants, is 1.2 miles away. This vibrant area provides a perfect spot for leisurely shopping and dining. For those who enjoy outdoor activities, Painshill Park is approximately 1.8 miles away, offering spectacular landscapes and historical gardens to explore.

Education options are excellent, with the renowned ACS Cobham International School located 2.5 miles from the property. Additionally, the Cobham Free School is 1.1 miles away, providing quality education for families.

Transport links are readily available, with Effingham Junction station 2.4 miles away, offering regular services to London Waterloo and Guildford. The A3 is easily accessible, providing a direct route into Central London and the M25 for broader connections.

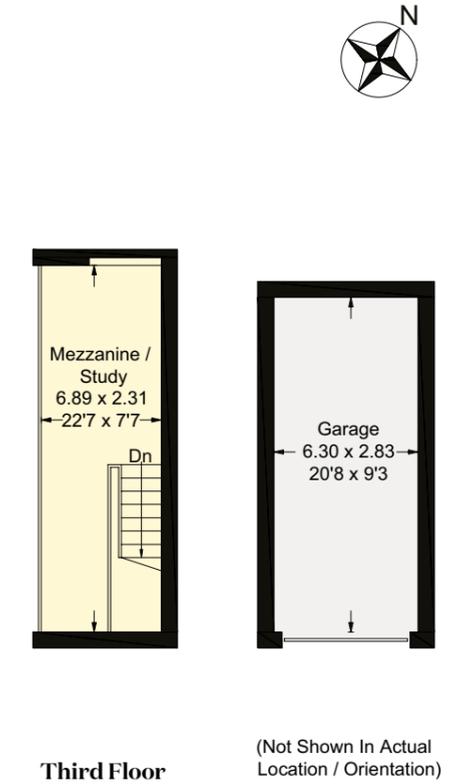
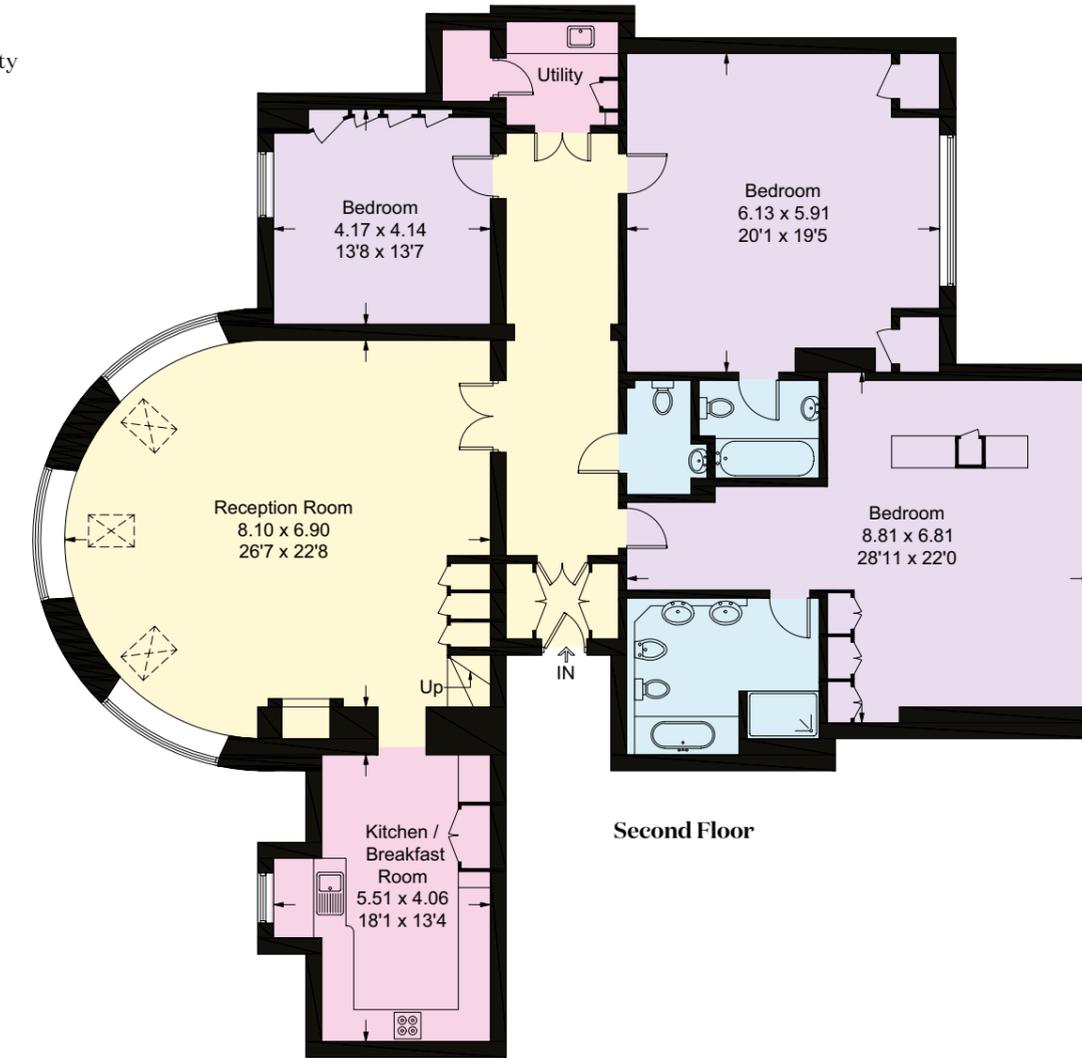


For healthcare, Cobham Health Centre is 1.3 miles away, ensuring medical facilities are within reach. Sports enthusiasts will appreciate the proximity to the Cobham Rugby Club, located 2.2 miles away, and the Chelsea FC Training Ground is 3.1 miles from the property.

This property provides an ideal balance of serene countryside living with the benefits of nearby amenities and excellent transport links, making it a prime choice for prospective buyers.

All times and distances are approximate.

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



Approximate Gross Internal Area = 241.8 sq m / 2603 sq ft
 Garage = 17.9 sq m / 193 sq ft
 Total = 259.7 sq m / 2796 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Dan Miller
01932 591616
dan.miller@knightfrank.com

Knight Frank Cobham
50 High Street, Cobham
Surrey, KT11 3EF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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