



Brook Farm Road, Cobham, Surrey, KT11



An impressive six bedroom family home which has recently been extended and updated by the current owners to a fantastic standard.

This exceptional lateral family home is set within a highly regarded private road, located less than a mile from both Cobham High Street and Cobham and Stoke d'Abernon Train Station on a large westerly-facing plot circa 0.36 acre.

Set behind electric gates with plenty of parking space, this substantial property spans circa 5,284 sq ft. The current owners have beautifully maintained the garden, and it is a suntrap.

The welcoming entrance hall provides a real sense of arrival and allows you to see straight through into the magnificent garden. There is a guest cloakroom and two large coat cupboards.

To the rear, the spectacular open-plan kitchen/family/dining room has large glass sliding doors and separate French doors, which provide an abundance of light. This impressive living space is perfect for entertaining and relaxing. There is underfloor heating and a pantry with a cleverly designed wine cabinet.


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Tenure	Local Authority	Council Tax
Freehold	Elmbridge Borough Council	Band H



The luxury kitchen features a large island with seating space, bespoke cabinetry, an induction hob and stunning stone worktops. Off the dining area, there is a large reception room, complete with a feature fireplace and wood burner, smart media wall cabinet, and French doors that go out into the garden. There is a TV room/study to the front of the house also. The convenient utility room off the entrance hall has side access and a door through to the double garage.



An elegant staircase leads to the bright landing on the first floor. The principal bedroom suite has been thoughtfully designed and is spacious and bright. There are two fitted wardrobes and a dressing room for storage, a large well-appointed en suite bathroom and French doors leading out to the balcony with lovely private green views over the garden. There are three more generous double bedrooms on the first floor all with smart en suite bathrooms. On the top floor, there are two further double bedrooms and a shower room. The bedroom on the right is also used as a study.





The mature garden (circa 113ft x 70ft) is breathtaking and has been superbly landscaped and cared for by the current owners. It is very private and well-screened on all sides with mature trees, shrubs and hedging. The large sun terrace has a beautiful pergola and provides the perfect area for entertaining and hosting family barbeques. There is a modern and recently installed garden room at the rear of the garden which provides great flexibility and is currently used as a gym.

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.

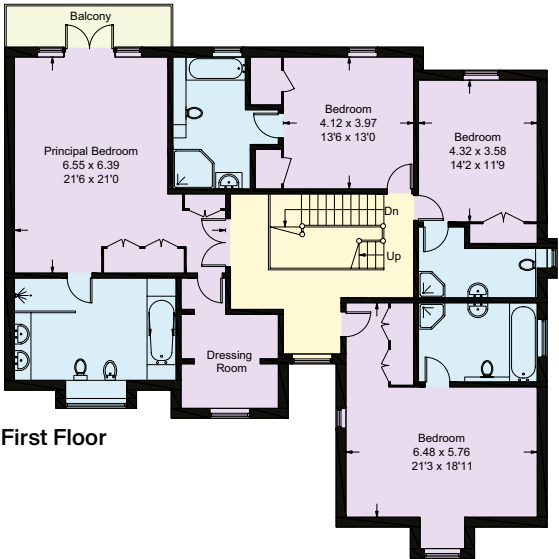
There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

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
470.3 sq m / 5062 sq ft (Including Garage)
Garden Room = 20.6 sq m / 222 sq ft
Total = 490.9 sq m / 5284 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.



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