








WATER LANE

Cobham, Surrey, KT11



A STUNNING FIVE BEDROOM FAMILY HOME IN COBHAM, KT11.

A modern detached home of
approximately 6,092 sq ft.

		
5	5	4
		EPC
		B

Local Authority: Elmbridge Borough Council
Council Tax band: H
Tenure: Freehold





On the first floor, the principal bedroom suite features a two-sided gas fire, a seating area, a dressing room and an ensuite bathroom with a twin basin vanity unit. There are three further bedroom suites, all with dressing rooms or fitted wardrobes and en suite bath or wet rooms. The second floor provides an additional en suite bedroom, a versatile space that can serve as a games room/media room, a gym as well as a cloakroom.

The outdoor space is a standout feature, with a landscaped garden, large Indian sandstone patio ideal for alfresco entertaining and a dual-zone pool with a hot tub. The property is approached via electric gates onto the driveway for secure off street parking and direct access to the integral garage.



DESCRIPTION

Wyecliffe House is a modern detached home built in 2021 offering five bedrooms and five bathrooms over three floors. The spacious layout provides plenty of space for living and entertaining, overall extending to around 6,000 sq/ft.

Situated in a desirable location with easy access to local train stations/schools in both Cobham and Oxshott, this home combines contemporary design with the peacefulness of village life. The interior boasts open-plan living areas with a high specification throughout creating a comfortable and functional environment.

The ground floor includes a large open plan shaker style kitchen with range cooker/breakfast/family room with bi-fold doors leading out to the patio/garden, large study, drawing room with fireplace, dining room and access to the integral garage.

This home is designed to meet the needs of modern families, offering ample space and modern conveniences in a serene village setting. Whether you're entertaining guests, enjoying family time, or pursuing personal interests, this property provides a versatile and comfortable home.

The house also benefits from the following: Wet underfloor heating throughout, video entry phone to each floor, CAT 6 cabling and data point to all principal rooms, intruder alarm with panic buttons throughout, pre-wired for CCTV to eaves, pre-wired for speakers (including outside), Hamilton Lighting control.

LOCATION

Situated on Cobham's popular and leafy Water Lane and offers a rare chance to buy a property of this scale and quality in the heart of Cobham.

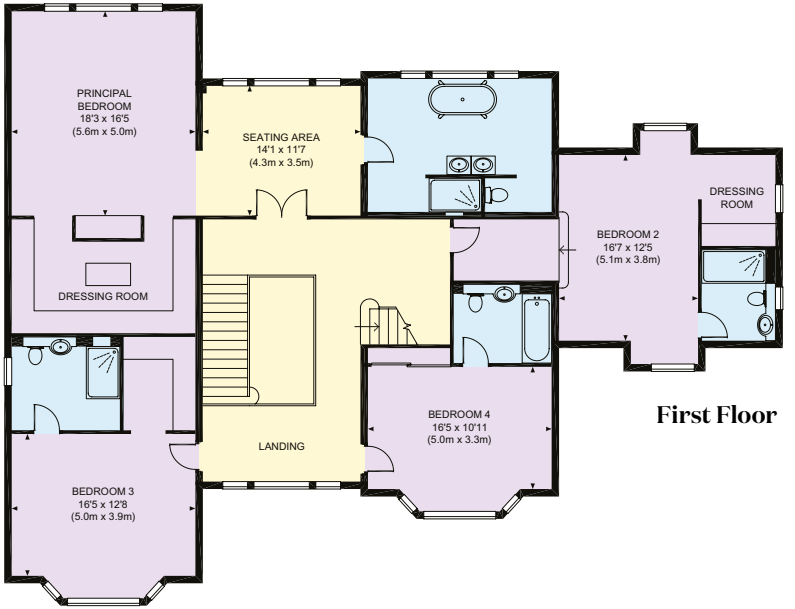
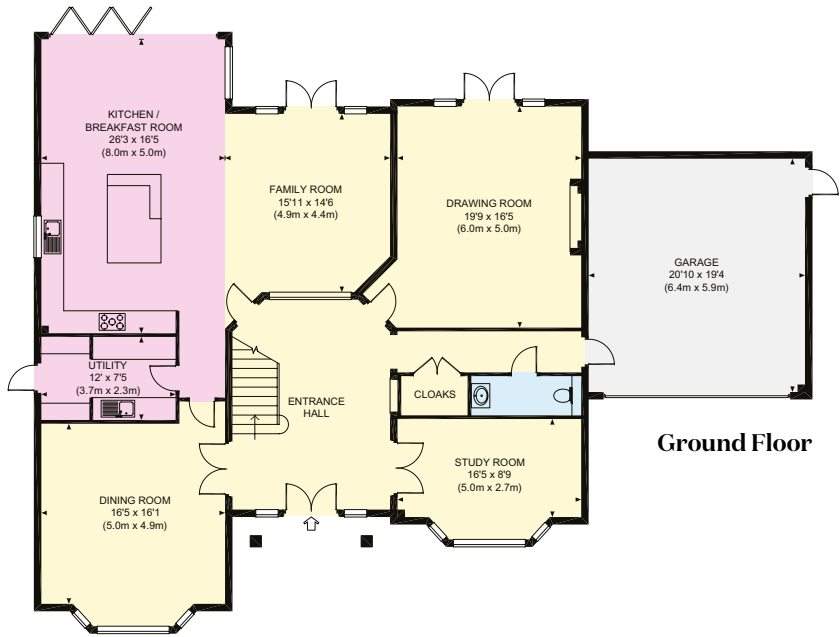
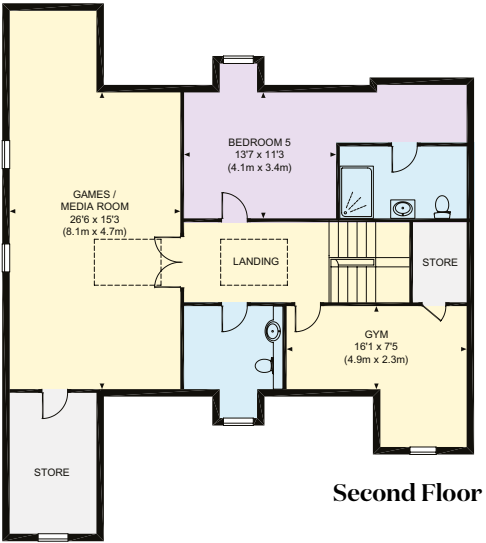
Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a 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, 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.



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



Approximate Gross Internal Area
6092 sq ft/566.0 sq m

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.

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