



## SANDY LANE

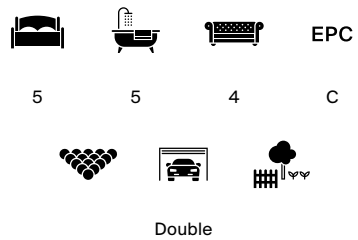
Cobham, Surrey, KT11





# A FIVE BEDROOM DETACHED HOME

In a woodland setting near Reed's School in Cobham, KT11.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold





## DESCRIPTION

Set behind an automated private gate, Somerville is a five bedroom detached family home arranged over three floors, with a south-facing garden, conveniently located for Reed's school.

The traditional entrance hall, with its part-galleried landing, forms the centrepiece of this lovely home and leads to all main reception rooms. The kitchen/breakfast room is well-appointed, with integrated appliances and a central island/breakfast bar. There is a useful utility room off the kitchen and a bright conservatory with double doors on to the garden. The living room is well-proportioned with a double aspect, feature fire place and double doors to the garden. The formal dining room is positioned next to the kitchen, also with double doors to the garden. A study, family snug and a guest WC complete the downstairs accommodation.

Upstairs, the galleried landing is filled with natural light and leads to the principal bedroom with a dressing room and modern en suite bathroom. There are three further double bedrooms, two with dressing rooms and all with en suite facilities.

The top floor provides an additional bedroom, a versatile space that can serve as a games room, TV lounge, or gym, as well as a bathroom and a plant room.

Outside, the garden is south-facing and enjoys an excellent amount of privacy. It is laid to lawn with mature shrubs and a patio, ideal for outdoor entertaining. The front block paving driveway provides parking for numerous cars and access to the double garage.









# LOCATION

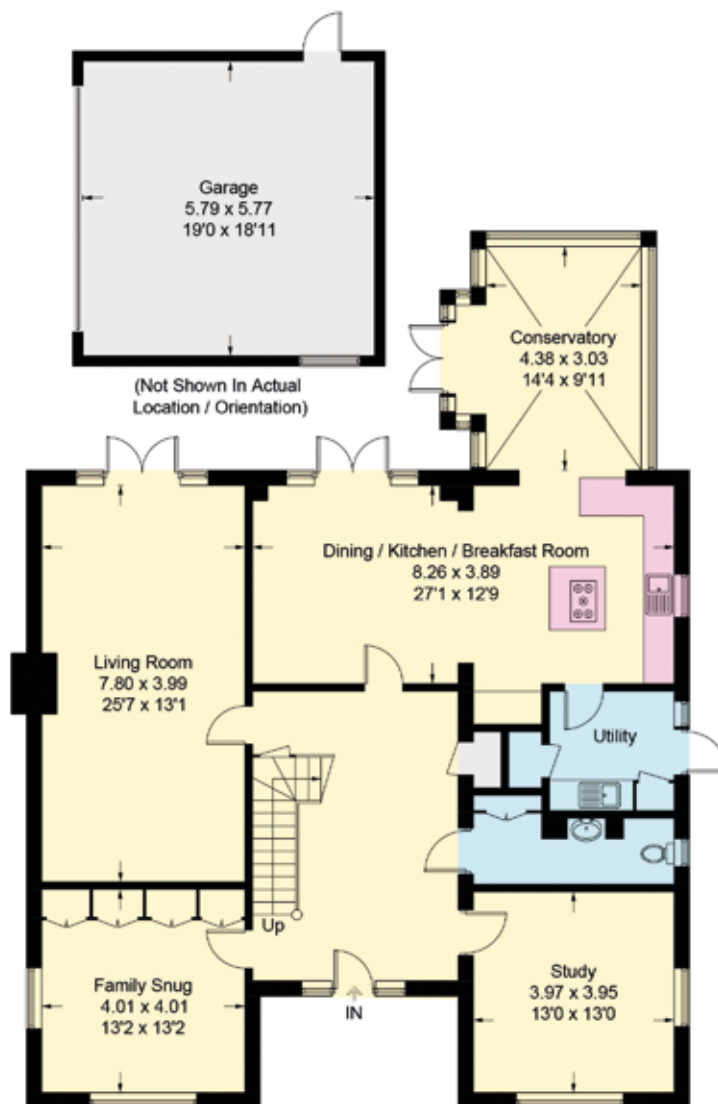
Cobham High Street offers a great range of independent and well-known shops, cafés and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a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

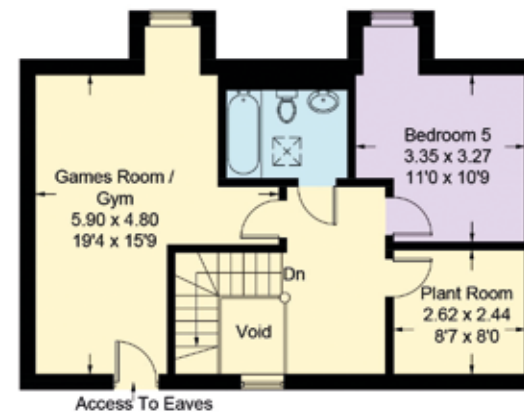
There is easy access to the A3, which links to Junction 10 of the M25, which is useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.



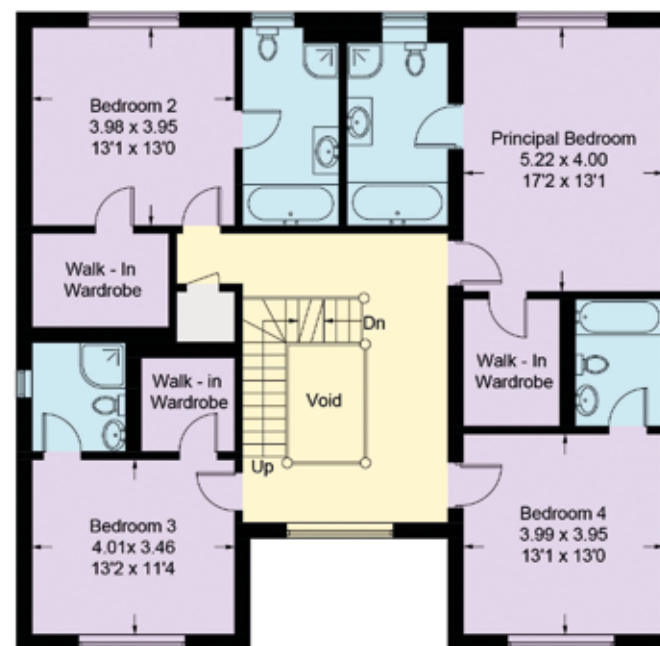
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**Second Floor**



**First Floor**

Approximate Gross Internal Area = 347.5 sq m / 3740 sq ft  
 Garage = 33.3 sqm / 358 sq ft  
 Total = 380.8 sq m / 4098 sq ft (Excluding Void)

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.

We would be delighted  
to tell you more.

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