



## LEBANON DRIVE

Cobham, Surrey, KT11





# AN IMPRESSIVE SIX BEDROOM HOUSE

In a quiet position between Cobham and Oxshott.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





# DESCRIPTION

Nestled in a tranquil residential area at the end of a quiet cul de sac, this exceptional property offers the perfect blend of comfort and convenience, just moments from both Reed's School and Oxshott Heath, and a 10 minute walk to Oxshott station, with regular trains to London Waterloo station.

Positioned atop an elevated setting, with lovely views across the Surrey Hills, its unique charm captivates with a wealth of versatility. Exuding elegance at every turn, this home is meticulously finished to an impeccable standard, boasting modern fixtures, contemporary decor, and a thoughtful layout designed for seamless living. Enjoy the tranquillity of cul-de-sac living.

Spread across three floors, the property welcomes you with a grand entrance hall and a soaring galleried landing. The main reception rooms flow effortlessly, adorned with bi-fold doors that open onto a spacious decked area, offering serene views of the surrounding woodland.

The heart of the home lies in the double aspect kitchen/breakfast room, where a central island and integrated appliances create a culinary haven.





Bi-fold doors lead to the rear decked terrace, seamlessly connecting indoor and outdoor living. A separate utility room adds to the practicality of this space.

Ascending the stairs, the first floor reveals a principal suite boasting garden vistas, a sizable dressing room, and a luxurious en suite bathroom complete with twin basins, a double shower, and a freestanding bath. Two additional guest suites, each with their own en-suite, provide comfortable accommodation, while a family bathroom services the fourth bedroom.

On the top floor, a further double aspect bedroom with en suite awaits, alongside a versatile study and media/games room, offering ample storage and endless possibilities. Air conditioning units were recently installed in all primary living areas.

Outside, the landscaped garden beckons with its tranquil ambiance, featuring a garden office/gym perched atop an elevated vantage point. This space has recently had gym flooring installed, as well as heating.

A double garage at the front of the property features an annex above, comprising an open-plan reception/bedroom/kitchenette and bathroom.

For those seeking effortless commuting, Oxshott train station lies just over half a mile away, accessible via a picturesque stroll through Oxshott Heath. With its convenient location and undeniable allure, this property epitomises modern living at its finest.

Planning permission has been granted (to view, Planning Ref: 2022/3712), which includes the addition of an outdoor swimming pool and enlarging the annex over the garage.

## LOCATION

Lebanon Drive is located between Cobham and Oxshott, with footpaths nearby providing access to Oxshott Heath, Oxshott train station and Oxshott village.



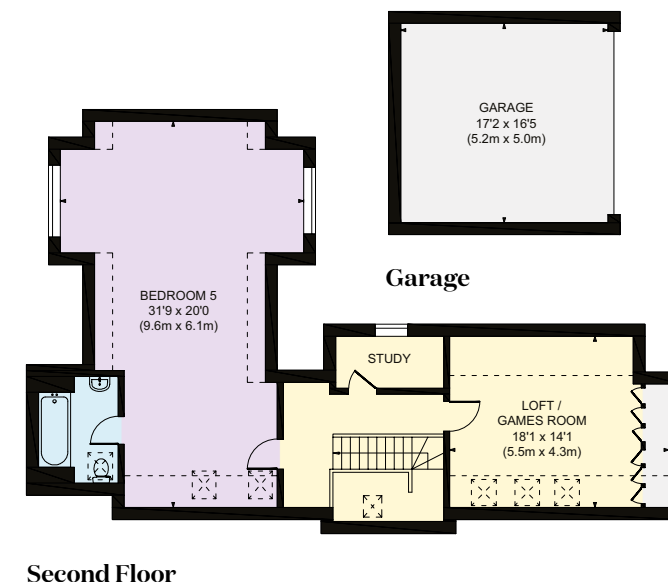
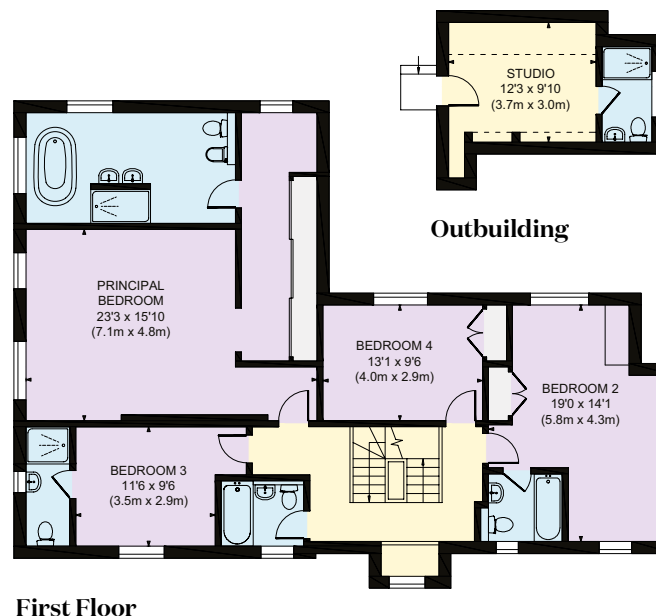
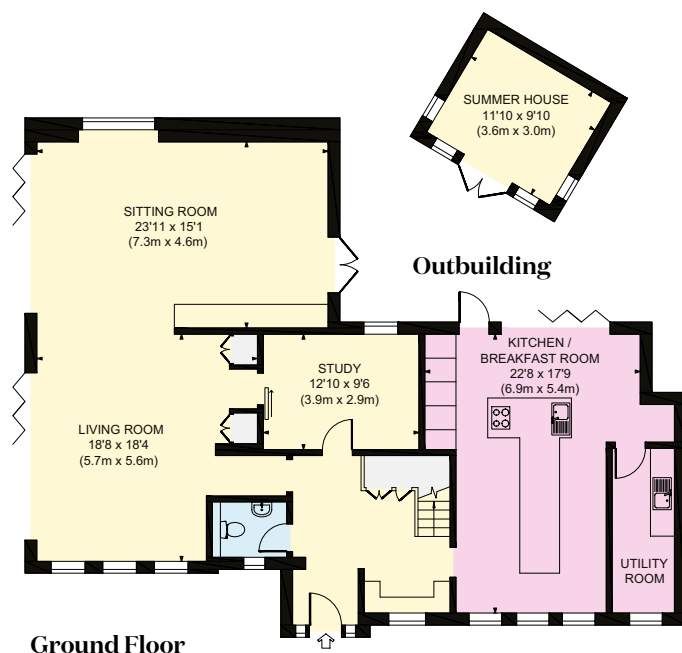
Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants including The Ivy Brasserie and a variety of coffee shops, cafés and pubs along with the River Mole running along the edge of the village.

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

Communication links are superb, with Oxshott train station running a regular direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick and Heathrow Airports, which are both circa. 30 minutes away by car.



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



Approximate Gross Internal Area  
 Main House 3889 sq. ft / 361.27 sq. m  
 Garage 280 sq. ft / 26.00 sq. m  
 Outbuildings 276 sq. ft / 25.61 sq. m  
 Total 4445 sq. ft / 412.88 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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