



THE RIDINGS

Cobham, Surrey, KT11



A SUPERB PERIOD HOUSE

In almost half an acre of southerly gardens with a heated swimming pool,
well located for Reed's School and Oxshott Woods. Chain free.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





DESCRIPTION

The Old Cottage is a unique and charming Grade II listed home that is set behind its own electric gates. The property has extensive grounds and gardens of just under half an acre. Within the grounds there is ample parking, a triple garage, a separate studio, a delightful swimming pool area, a workshop and extensive storage in various outbuildings.

The origins of the house date back to circa 1590 and has had various alterations and improvements to the layout since that time. The Old Cottage oozes charm due to its abundance of period features including exposed beams, timbers and fireplaces. The double aspect dining room is of particular note with an enchanting inglenook fireplace. The kitchen/breakfast room has French doors providing access to the garden as well as an AGA further enhancing the quaintness of the property. The drawing room has excellent proportions, a double aspect and an attractive fireplace.

The ground floor accommodation is completed with a useful utility room and a downstairs bathroom.





From the large hallway the stairs lead to a large first floor landing, where there is a large double aspect bedroom with a comprehensive range of built in wardrobes and has views over the garden and pool. There are three further bedrooms along with a luxury family bathroom and a further luxury shower room, one of the bedrooms is approached via a separate staircase.

LOCATION

The Ridings is a sought-after road with access to a public footpath leading towards Cobham through Reed's school in one direction and to Oxshott Station via Oxshott Heath in the other. Oxshott Station is about 1 mile away and provides a regular 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.

Oxshott Heath is a substantial area of common land ideal for dog walking and jogging. 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, cafes and pubs along with the River Mole running along the edge of the village.

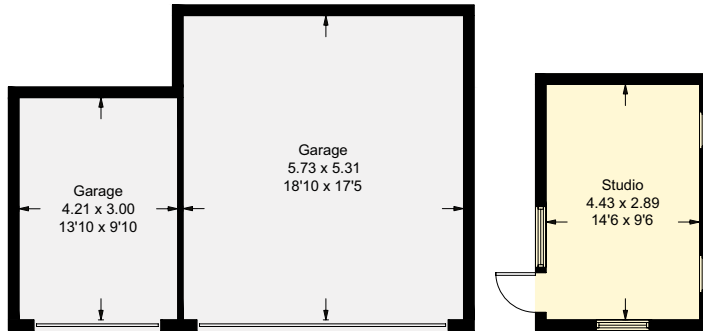
There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Danes Hill in Oxshott along with St Andrew's, Cobham Free School and St Matthew's (all subject to catchment areas).

Distances: Oxshott train station 1.2 miles, Cobham High Street 2.5 miles, Guildford 13.75 miles (All distances are approximate).



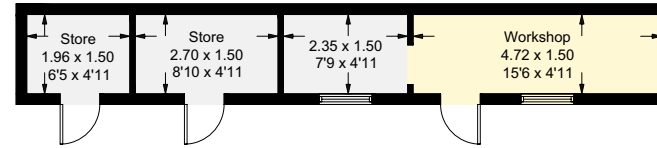


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

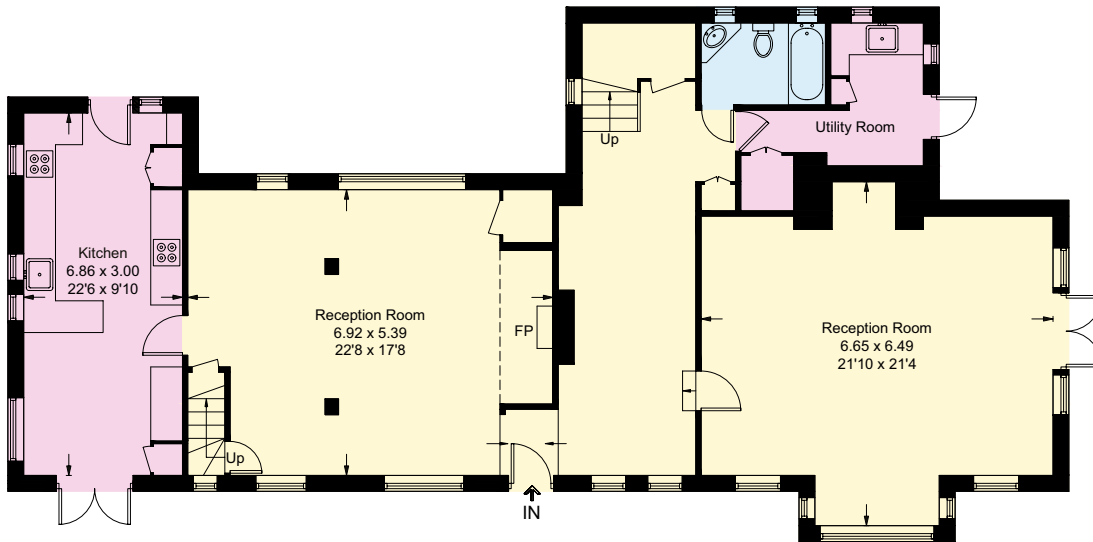


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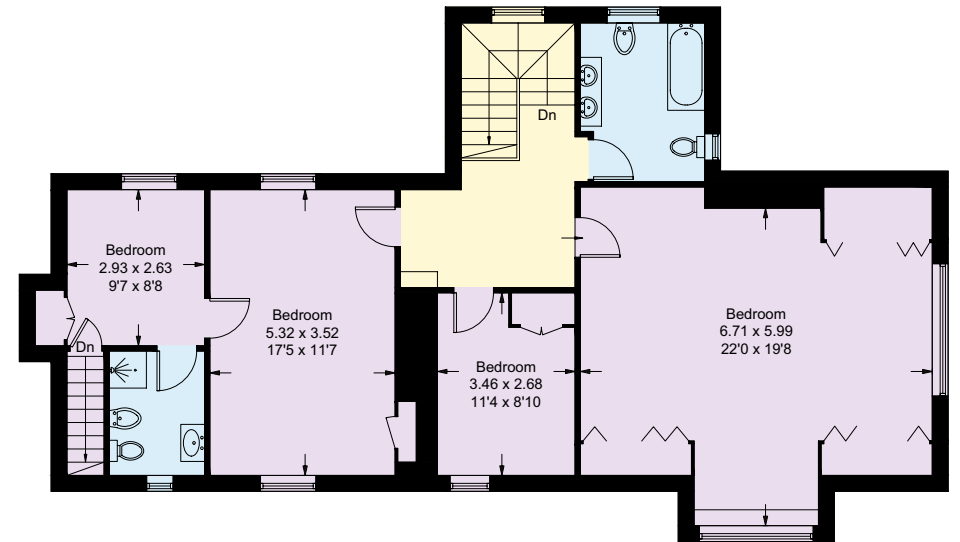
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House = 237.3 sq m / 2554 sq ft
 Outbuilding = 74.4 sq m / 801 sq ft
 Total = 311.7 sq m / 3355 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.

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