



FAIRMILE LANE

Cobham, Surrey, KT11



A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME

With superb potential to extend to the side and rear,
subject to the usual consents.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





DESCRIPTION

An attractive family home, sitting on a beautiful plot of just under 0.28 acres, located in the Fairmile area of Cobham, just a short distance away from the High Street, Cobham Free School and the ACS International School.

Approached via a large gravelled driveway, there is plenty of parking for numerous cars in front of the large integral garage. An enclosed porch opens to the entrance hall, from which the four principal living areas are accessed. To the front is a study, which has a large bay window. Behind the study and overlooking the rear garden is the living room, which has a feature fireplace and double doors leading out to the rear patio. The dining room also overlooks the rear gardens and is adjacent to the kitchen/breakfast and family rooms. The kitchen has a breakfast bar and is open to the family room, which has a further set of double doors opening on to the patio and rear gardens. A separate utility room and a downstairs cloakroom complete the ground floor accommodation.





Stairs turn from the hallway to the first floor landing, where there are four good-sized bedrooms, all with built-in wardrobes. The principal bedroom has an en-suite bathroom, and the others share the family shower room. There is access via a pull-down loft ladder to a boarded and lit loft space.

The stunning rear garden wraps around the house to the side and provides the perfect place for children to play. The garden is primarily laid to lawn with mature trees and hedging to the borders. There is a feature patio to the rear which is perfect for al fresco dining. There is superb potential to extend to the side and rear, subject to the usual consents.

LOCATION

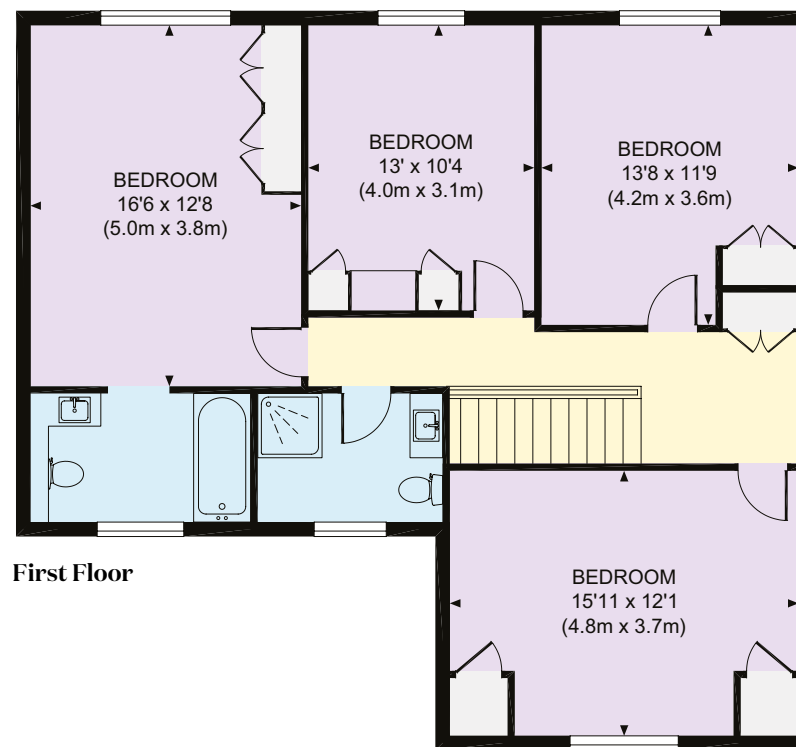
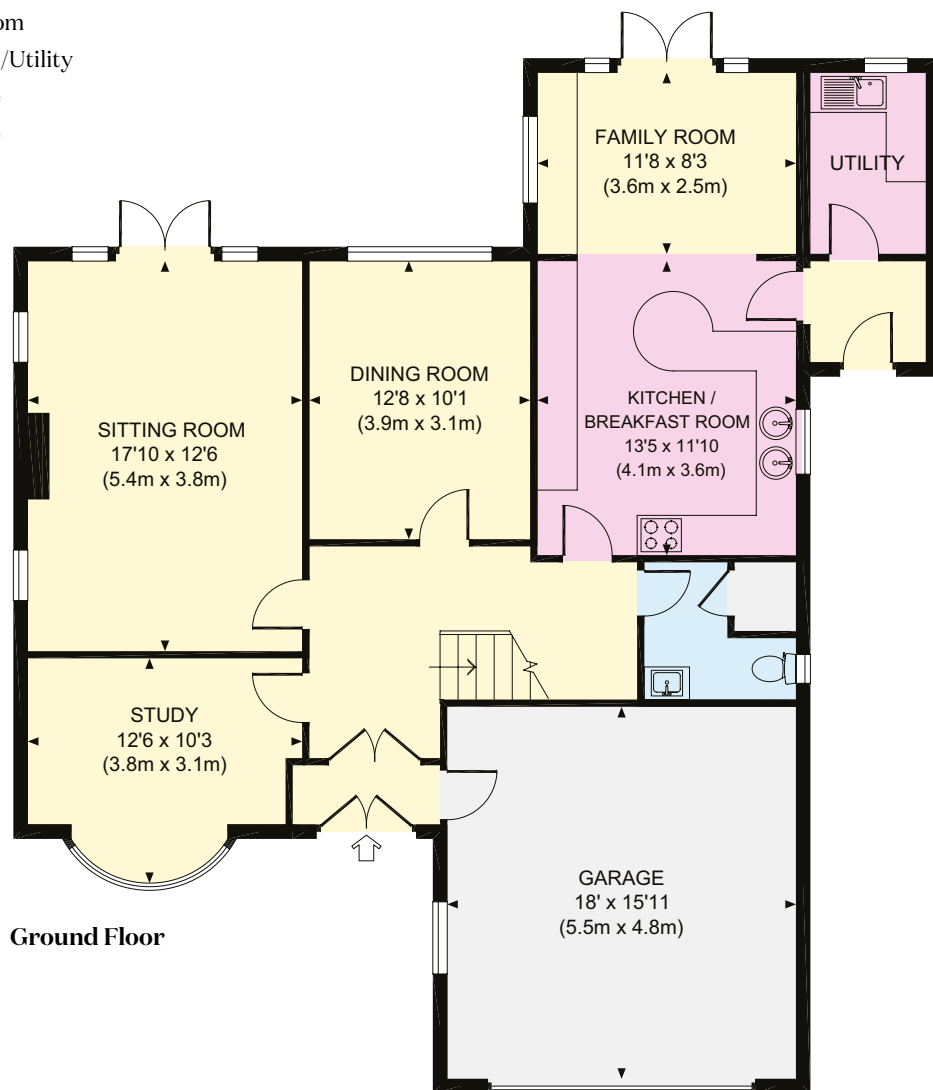
Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, café and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside.

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

Communication links are superb, with Cobham and Stoke d'Abernon train station which runs a direct service to London Waterloo. There is easy access to the A3, which links to Junction 10 of the M25 and is useful for connections to London, Gatwick, and Heathrow Airports.



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



Approximate Gross Internal Area
2228 sq ft / 207.0 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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