



GREEN LANE

Cobham, Surrey, KT11



AN IMPRESSIVE FIVE BEDROOM DETACHED HOUSE

On a superb southerly-facing plot near Cobham Free School
and The ACS International School. Chain free.



5



3



4



Double



EPC

D

Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold

DESCRIPTION

This fantastic family home is set behind automated private gates and offers plenty of driveway parking to the front. There is also access to the double integral garage.

The front door leads into welcoming and spacious entrance hall. To the right there is a large triple aspect drawing room which has been extended and incorporates a TV room to the rear with bi-folding doors onto the garden terrace. There is also access to a study and a generous dining room which has lovely views over the garden. Both the entrance hall and dining room connect to the well-appointed and spacious kitchen which comfortably fits a dining table. The kitchen feature stone worktops, beautiful bespoke cabinetry and bi-folding doors onto the garden terrace. There is smart fitted storage to the rear of the kitchen, alongside access to a utility room, the garage and a superb family room which would be an ideal children's playroom, again with bi-folding doors onto the garden. There is also a guest cloakroom on the ground floor.

There are five bedrooms, all with built in wardrobes on the first floor, including the exceptional principal suite which has a large double bedroom, an exceptional and flexible dressing room with Juliette balcony and well-appointed en suite bathroom with separate bath and shower. There are three further double bedrooms to the rear overlooking the garden, with the bedroom to left of the house having a luxury en suite bathroom. The family bathroom is well-presented, and the fifth bedroom is very versatile, it would also make an excellent study.

The beautifully landscaped garden is a real sun trap as a result of its southerly-facing aspect and is 0.28 acre. The large lateral terrace is perfect for entertaining and al fresco dining. The garden has been beautifully landscaped and provides an ideal space for children to play. There is also side access to both sides of the property.





LOCATION

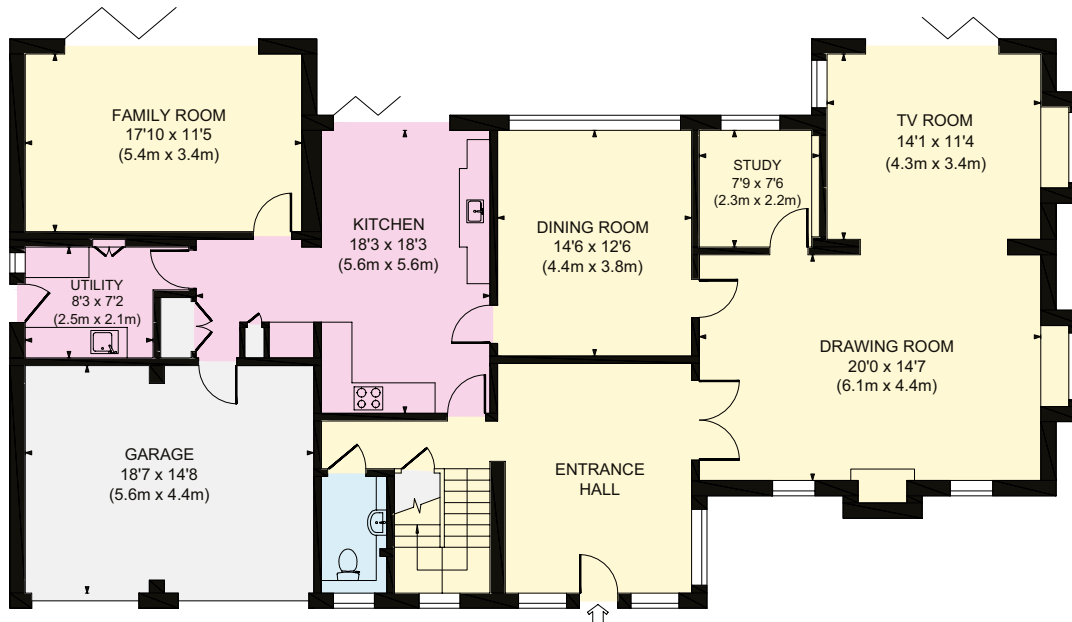
Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a 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, Danes Hill, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

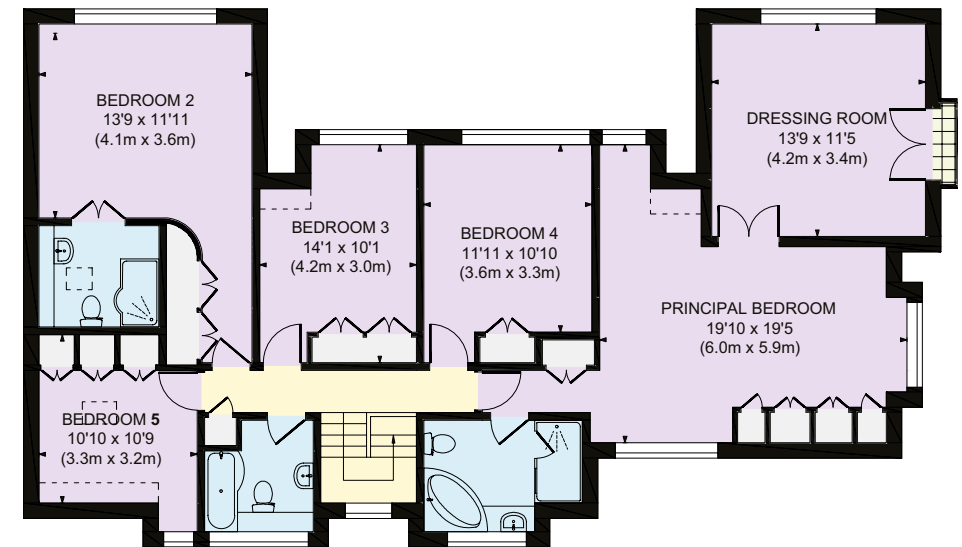
There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.



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



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House 3110 sq. ft / 288.97 sq. m
 Garage 273 sq. ft / 25.34 sq. m
 Total 3383 sq. ft / 314.31 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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