



## BURLEIGH PARK

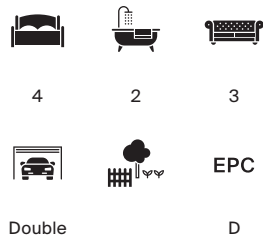
Cobham, Surrey, KT11





# AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOUSE

In a very popular gated estate in Cobham.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





# DESCRIPTION

This beautifully presented, family home is tucked away in a peaceful corner of the desirable Burleigh Park estate.

To the front there is plenty of driveway parking and access to a double garage.

Through the front door you enter the welcoming entrance hall. At the rear to the right there is a well-presented kitchen with breakfast bar, stone worktops and an abundance of stylish bespoke units. There is a glass door for side access and the rear window provides a lovely view over the rear garden.

Further down the hallway there is a spacious dining room with French doors into the large dual aspect living room with a feature fireplace and French doors leading to the rear garden. This room is perfect for both relaxing and entertaining and receives light from front to back.

There is also a guest cloakroom and a versatile study which could also be used as a children's playroom, off the entrance hall.

The garden is lawned and provides the perfect space for children to play, there is also a lateral rear patio which is ideal for al fresco dining.

On the first floor the principal bedroom suite has a large wall of fitted wardrobes and a well-appointed en suite shower room. There are three further bedrooms and a luxury family bathroom. From the bedrooms at the rear there are far reaching views into Oxshott Woods. The bedroom at the front has a pleasant view back into the estate.





# 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. From Burleigh Park, Oxshott train station is a 1.3m walk.

There is an excellent range of private and state schools in the area, including Reed's which is within walking distance, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, 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.

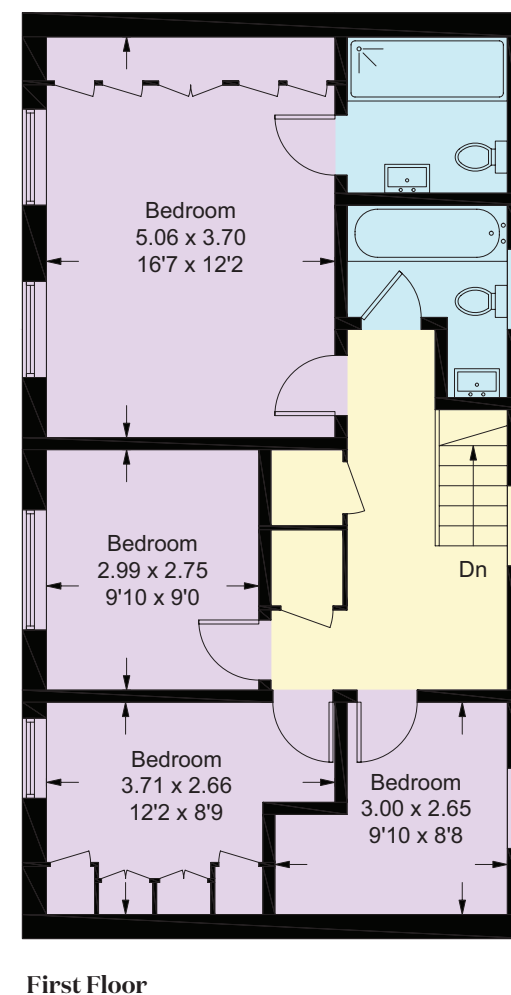
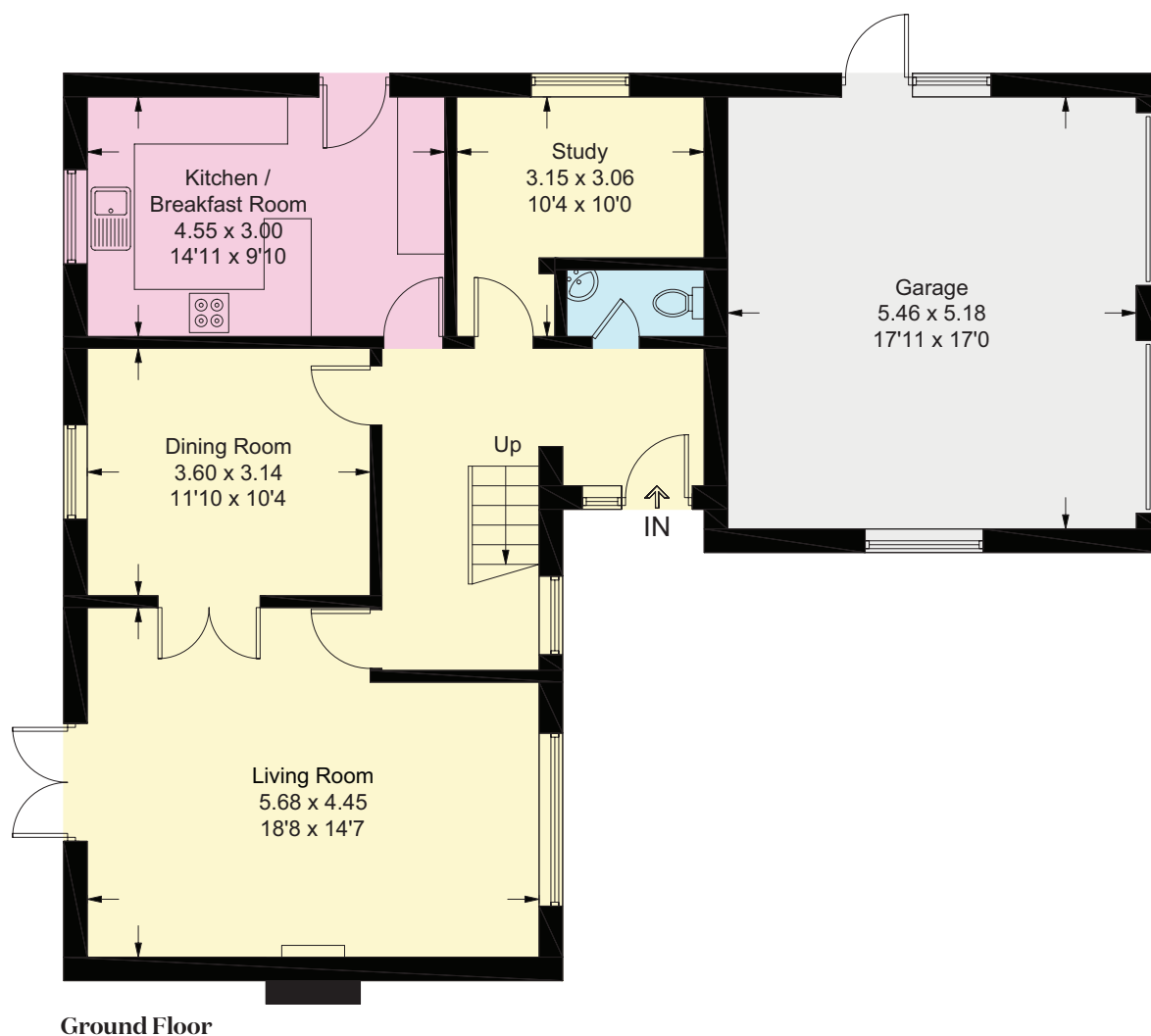








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
165.5 sq m / 1781 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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