

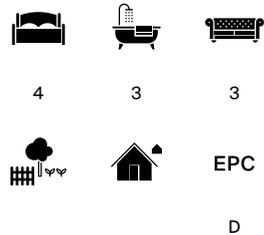


## BLUNDEL LANE

Cobham, KT11

# AN IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

With a spectacular garden in Stoke D'abernon, Cobham, KT11.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





# DESCRIPTION

Set back from the road behind mature hedging is the breath-taking Westbrook, with the front driveway offering parking for several cars.

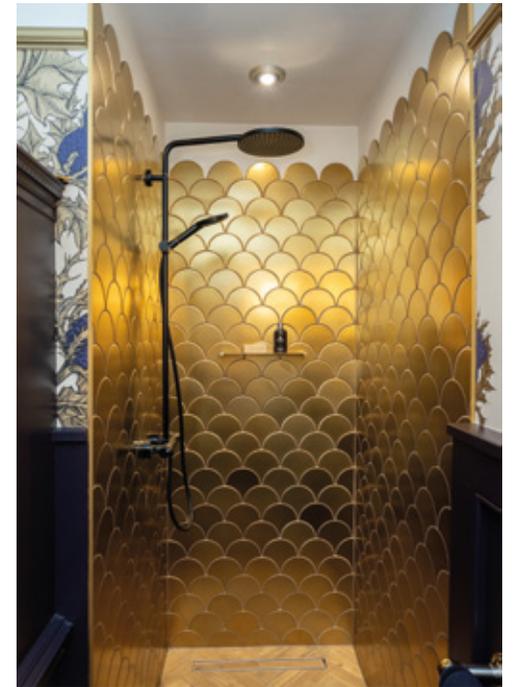
As soon as you enter the front door you instantly appreciate what a fantastic job the owners have done in creating this special home. The whole property is full of period features, style and charm.

To the left-hand side is a wide open plan kitchen diner which is perfect for entertaining. The kitchen has stylish bespoke units and stainless steel worktop. To the rear is a bright and lateral formal dining room which has access into the magnificent westerly facing garden. There is also a well-appointed guest shower room and a large office to the left side of the house.

To the right side of the hallway is a large living room with a beautiful feature fireplace, bespoke cabinetry and glass French doors into the garden.

On the first floor there are four double bedrooms and two luxury bathroom suites. All the decoration and fittings are presented to the highest standard.





From the rear bedroom there is access to a private balcony which has spectacular views over the mature garden. There is further potential to extend into the loft, subject to the usual consents.

The westerly facing rear garden is stunning, colourful and mature. It has a brook running through and features a lateral patio which is perfect for alfresco dining. The garden is mainly lawned and is separated into different sections including a shaded patio to the rear, perfect for relaxing in the cool shade during warm summer days. There is also a useful workshop to the side of the property, which is accessible from both the front and back, offering ample space for storing garden equipment and bicycles.

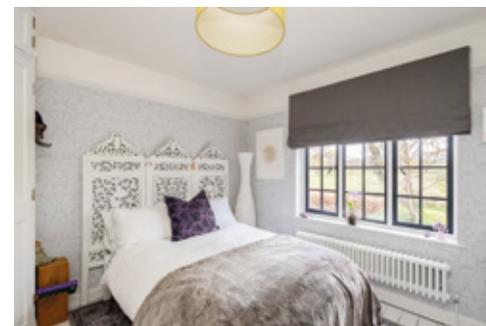
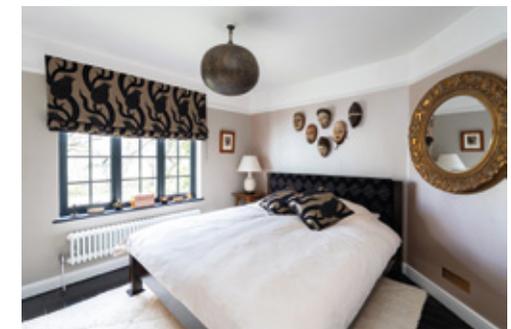
## LOCATION

The property is located 0.8 miles from Oxshott Station and 1.1 miles from Cobham and Stoke D'abernon station and the parade of shops. The property is well connected by road to the A3, M25 and Heathrow and Gatwick airports. Danes Hill, Parkside and The Royal Kent schools are within a short distance and other schools of note in the area are the ACS International School, Reeds, Feltonfleet and Notre Dame.

Locally, there are 12 independent retail units on Oxshott High Street, 2 family-friendly pubs, a good Italian restaurant, a Church, a thriving scout and guide group and a convenient local medical practice.

A selection of shops and amenities are available in and around Oxshott, Cobham & Esher, with larger shopping centres in Kingston (about 7 miles) and Guildford (about 14 miles). The area has excellent sporting facilities, with several golf clubs and the Oxshott Village Sports Club. Oxshott Heath and Esher Common are both nearby and are excellent for recreation and dog walking.

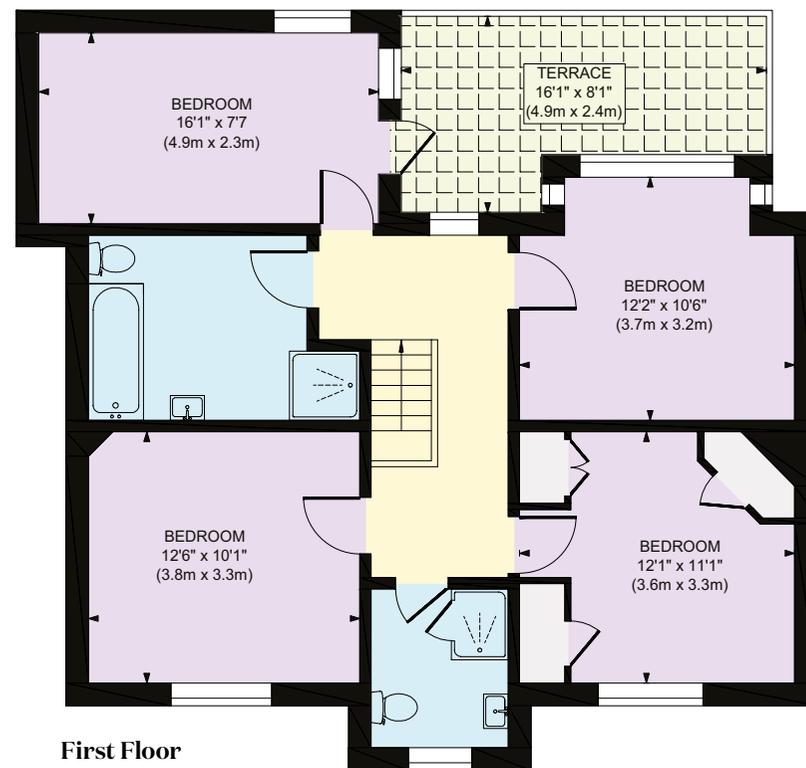
Cobham High Street offers a great selection of boutique shops, a Waitrose a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, caf  s and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside.



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



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Main House 1846 sq. ft / 171.48 sq. m  
 Workshop 137 sq. ft / 12.72 sq. m  
 Total 1983 sq. ft / 182.20 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.

We would be delighted  
to tell you more.

**Dan Miller**  
01932 591616  
dan.miller@knightfrank.com

**Knight Frank Cobham**  
50 High Street, Cobham  
Surrey, KT11 3EF

**Tom Knowlden**  
01932 591610  
tom.knowlden@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)