



SEVEN HILLS ROAD

Cobham, Surrey, KT11



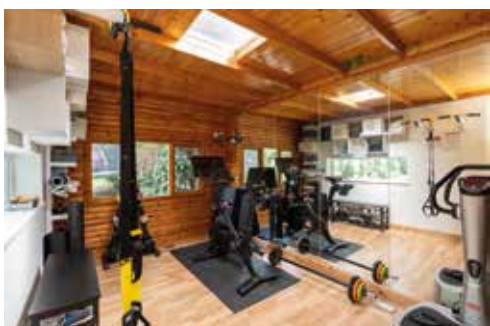
AN IMPRESSIVE FIVE BEDROOM FAMILY HOME

With mature gardens extending to over half an acre.

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Local Authority: Elmbridge Borough Council
Council Tax band: G
Tenure: Freehold





DESCRIPTION

This superb five bedroom house has been thoughtfully reconfigured and extended over the years by the owners to create this beautiful family home in its own sylvan setting, conveniently located between Cobham, Walton, Weybridge and St George's Hill.

You enter the property through full-sized oak electric gates, which lead onto a large gravel turning circle and driveway. The integral garage with an electric up-and-over door is also accessible.

Through the welcoming front door, you enter a spacious reception hall, incorporating a cloakroom and bespoke under-stairs cabinetry for coats and shoes. A large formal sitting room with a feature fireplace leads on to a spacious conservatory, which then leads on to a gym with a full mirrored wall and sauna.

The stunning open-plan kitchen/dining room overlooks the attractive rear garden and is comprehensively fitted by Smallbone of Devizes with walnut cabinets, integrated Miele appliances, a central island and ample space for dining. Wide bifold doors provide access onto the terrace, and a separate

family room leads comfortably off the kitchen, which also enjoys access to the terrace. There is a flexible media room with Villeroy and Boch en suite bathroom off the other side of the kitchen. A well-appointed Smallbone of Devizes utility room provides access to the integrated garage.

On the first floor, the principal, double-aspect bedroom suite features a walk-in wardrobe and en suite bathroom. There is a further bedroom suite at the opposite end of the landing and two additional double bedrooms serviced by a large family bathroom with bath and free-standing shower. A large, bright landing leads to all four bedrooms as well as a fitted office/fifth bedroom.

The substantial rear garden is laid mainly to lawn and screened by mature hedging and trees, creating a true green oasis. Beyond the lawn is an area of woodland accommodating a large decking area boasting a hot tub and seating. Backing on to the decking is an annex with a shower room and a kitchenette offering further accommodation. A Swallow greenhouse and large climbing frame completes the garden, and a rear gate leads on to woodland and a path leading to Convent Lane and on to Cobham.



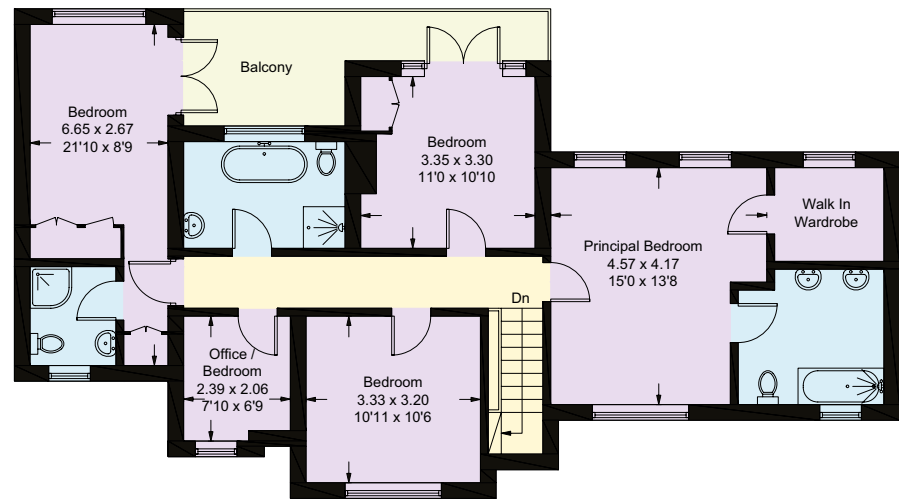
LOCATION

Oakwood House is approximately 1.5 miles from Cobham High Street, and within driving distance of Weybridge, Walton-on-Thames (fast train to Waterloo) and Cobham stations, all of which provide excellent access to London.

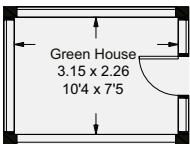
There are a range of excellent local schools, including Felton Fleet and Notre Dame. ACS Cobham International and Cobham Free School are also within 3 miles.

The A3 and M25 are less than a mile away, proving access to central London, Gatwick and Heathrow. The larger towns of Weybridge, Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.

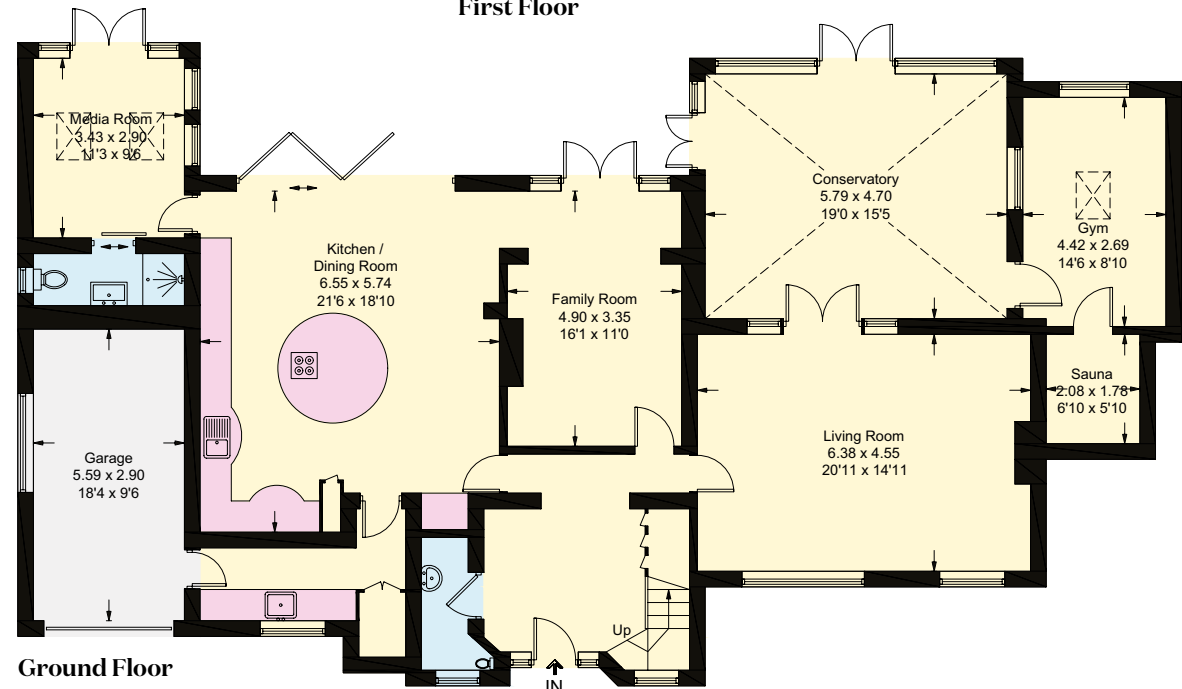
Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants including The Ivy Brasserie and a variety of coffee shops, cafes and pubs. The River Mole and mill run along the edge of the village and offer a walk along the Tilt and into Downside.



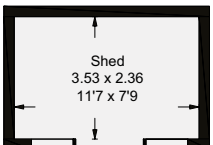
First Floor



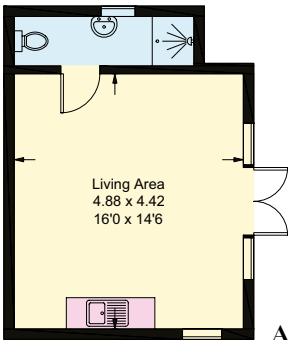
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



Annexe

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 268.1 sq m / 2886 sq ft
Garage = 15.6 sq m / 168 sq ft
Outbuildings = 40.1 sq m / 432 sq ft
Total = 323.8 sq m / 3486 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.

We would be delighted
to tell you more.

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