



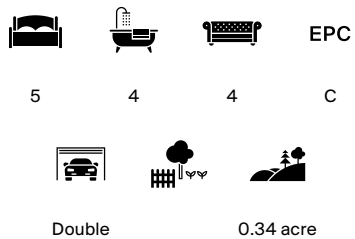
DANESMEAD, BEECH CLOSE

Cobham, KT11



AN IMPRESSIVE FIVE BEDROOM DETACHED HOUSE

On a gated private road near Reed's School.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold





DESCRIPTION

This large family home offers expansive accommodation over two floors and is perfect for a growing family.

The front driveway offers parking for several cars and access to the detached double garage.

On the ground floor off the wide entrance hall, there are four large and versatile reception rooms, two of which have feature fireplaces. The room to the rear has access to the picturesque garden and terrace. The spacious kitchen/breakfast room has an abundance of fitted units and features a large utility room with side access. It is comfortably big enough to fit a large dining table and provides a great entertaining space. There is also a guest cloakroom on the ground floor.

On the first floor there are five generous double bedrooms, with three having access to well-presented en-suite bathrooms. The other two bedrooms share a family bathroom with separate bath and shower. The principal suite, alongside its large en suite bathroom, has significant built in wardrobe space and access to its own private balcony with lovely views into woodland.

The plot in total is 0.34 acre. Whilst the beautiful lawned garden wraps around the side of the house, providing the perfect setting for children to play.

The house has superb potential to refurbish and extend, subject to the usual consents.

LOCATION

Cobham High Street offers a great selection of boutique shops, supermarkets, a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, café's and pubs.



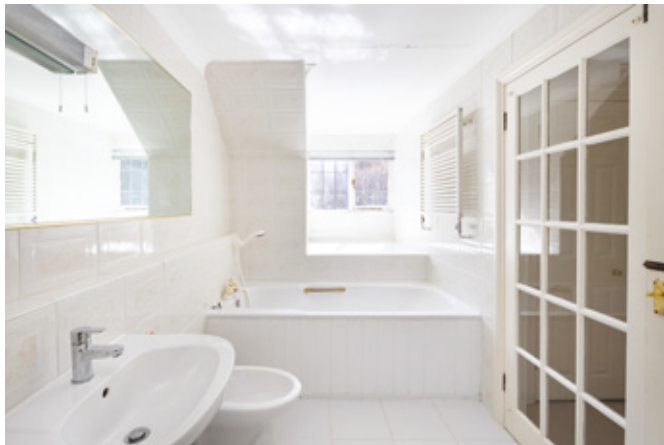
The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside.

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

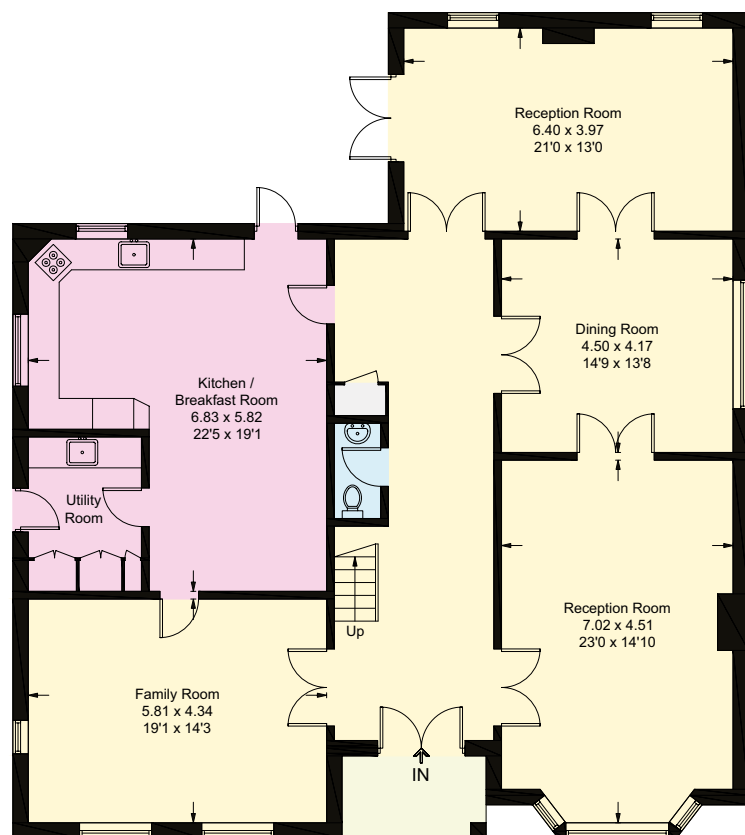
Communication links are superb with Oxshott and Cobham & Stoke d'Abernon train stations running a direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick, and Heathrow Airports.

Oxshott 1.6 miles, Cobham 2.4 miles, Esher 2.8 miles, Guildford 14.5 miles, Central London 20 miles (all distances approximate).

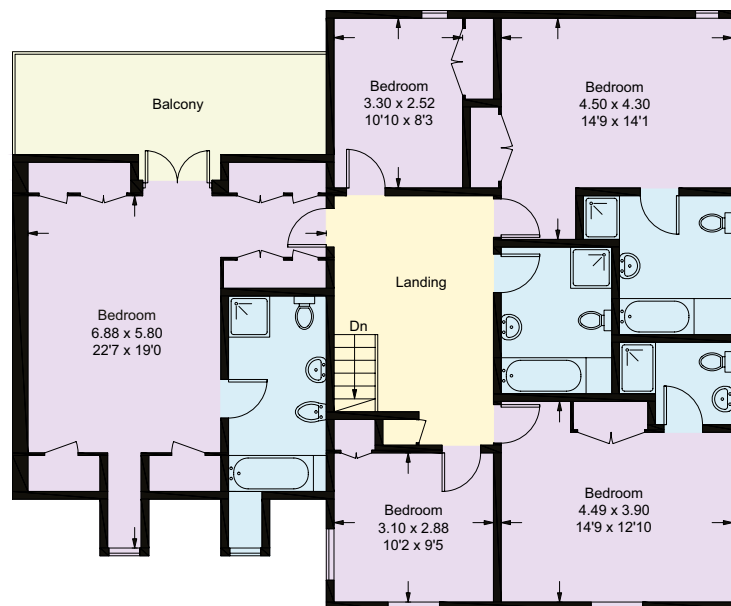




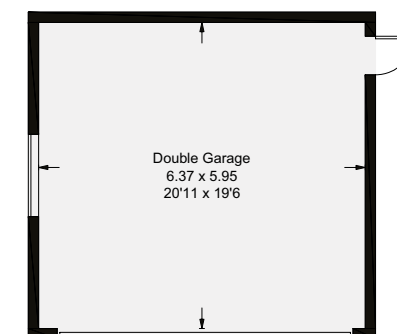
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 302.1 sq m / 3252 sq ft
 Double Garage = 37.8 sq m / 407 sq ft
 Total = 339.9 sq m / 3659 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.

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

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com