



BROAD HIGH WAY

Cobham, KT11





# A SUBSTANTIAL FIVE BEDROOM FAMILY HOME

On a mature secluded plot with a south-facing garden,  
located on the sought-after Oxshott Way Estate,  
Cobham.



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EPC

C

Tenure: Freehold

Council tax band: H

Local Authority: Elmbridge Borough Council





# DESCRIPTION

The ground floor entrance hall is light and spacious and leads to a large dual-aspect drawing room to the left, a study straight ahead and a large kitchen/breakfast room to the right. The kitchen/breakfast room has a central island with breakfast bar in addition to plenty more space for informal dining. Leading off the kitchen/breakfast room is a family room, which lends itself very nicely to open-plan family living, as well as a formal dining room with access to the rear patio. Attractive wooden flooring in herringbone style is laid throughout the ground floor.

The first floor comprises a large principal bedroom with built-in wardrobes and a modern en-suite. There are four further bedrooms on this floor, two of which are ensuite. The rooms which face the front of the house have attractive bay windows. A spacious landing and family bathroom complete the first floor.





The second floor comprises a media/games room and gym room. The space would equally work well as a teenagers' den or further bedroom. There is a bathroom suite as well as eaves storage on this floor.

The property is on a south-facing plot of over 0.3 acres. To the front is a detached double garage and driveway. To the rear, the garden feels very private thanks to the mature hedging that surrounds it. There is a delightful heated pool and a large paved terrace which is ideal for entertaining.



# LOCATION

Situated in the sought-after Oxshott Way Estate, the property is well situated for both Cobham & Stoke d'Abernon train station (1.6 miles) and Cobham Village (1 mile) with its selection of shops and restaurants/pubs.

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.

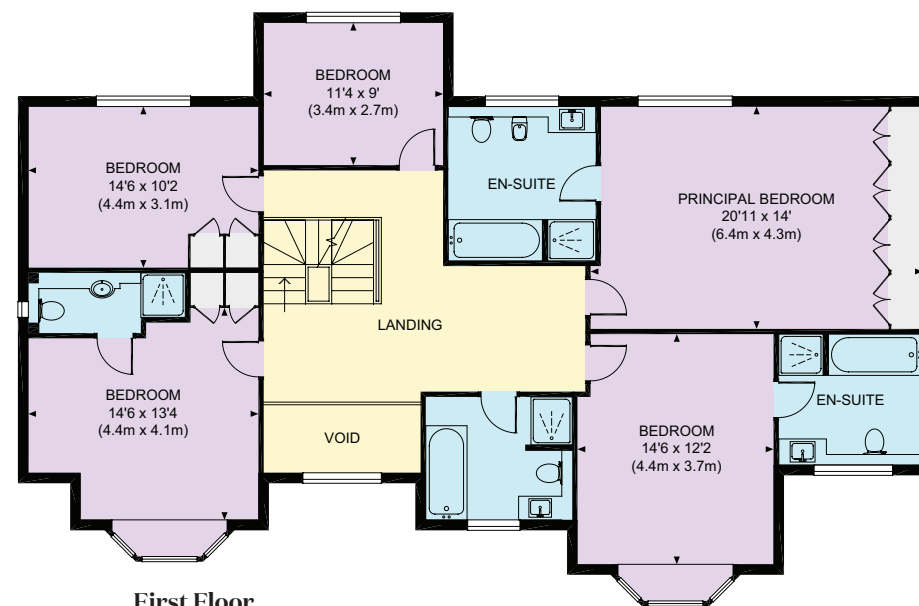
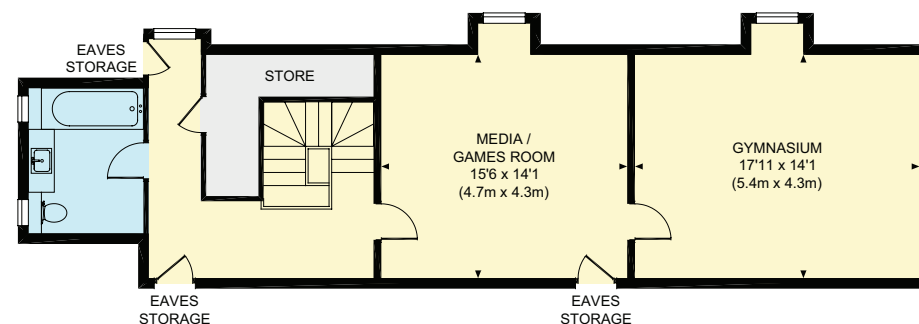
There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

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.

A3 0.9 miles, M25 J10 2.4 miles, Guildford 11.1 miles, Kingston upon Thames 8.8 miles, Esher 4.3 miles, Heathrow Airport 15.3 miles, Gatwick Airport 24 miles. (All distances are approximate and calculated from Cobham High Street).



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



Approximate Gross Internal Area  
House: 3834 sq. ft / 356.2 sq. m  
Outbuildings: 413 sq. ft / 38.4 sq. m  
Total: 4247 sq. ft / 394.6 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](mailto:dan.miller@knightfrank.com)

**Knight Frank Cobham**

50 High Street, Cobham

Surrey, KT11 3EF

**Tom Knowlden**

01932 591610

[tom.knowlden@knightfrank.com](mailto:tom.knowlden@knightfrank.com)

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

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