



## BLUNDEL LANE

Stoke d'Abernon, Surrey, KT11





# A STUNNING FIVE BEDROOM DETACHED FAMILY HOME

Near Cobham and Stoke d'Abernon Station.



5



3



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EPC

C

Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold







## DESCRIPTION

Mimosa is a truly exceptional five-bedroom family home which has been extended and refurbished to a high specification by the current owners.

As you approach this handsome house you instantly appreciate the time, thought and investment that has gone into creating this wonderful home. Every possible detail has been thought of with underfloor heating throughout all ground floor areas (excluding study), the principal bedroom suite, family bathroom and bedroom two. The whole house has been decorated in fresh Farrow & Ball neutral tones.

To the front the attractive block paved and gravel driveway offers plenty of parking and access to the double garage with oversized doors.



The welcoming front door opens into a bright entrance hall with Mandarin Stone tiled flooring, it features a guest cloakroom and a handy utility room with storage and garage access. There is additional storage under the stairs.

Straight down the hallway brings you into the spacious, bright and lateral lounge with an original real fireplace and bi-folding doors onto the large decked terrace in the garden. From the lounge through a large pocket door, you enter the spectacular open plan kitchen/dining room.

The kitchen/dining room offers the perfect place to entertain and receives an abundance of light from two sets of bi-folding doors and a bi-folding kitchen window which opens directly to the outdoor bar area.

The luxury kitchen features a Mercury range oven by AGA, Hansgrohe sink and tap, co-ordinating American style fridge, a large island with built in power outlets and breakfast bar and BTC porcelain pendant lights. There is also access from the rear of the kitchen into the garage.

Further down the hallway is a study space which offers a great base for working from home. There are two further storage cupboards under the stairs also.

On the first floor there are five spacious bedrooms with the back three, including the principal suite having lovely green views over Stoke d'Abernon Cricket Club. The large principal suite has its own designated dressing room and luxury en suite bathroom. The other four bedrooms share a luxury family bathroom with separate bath and shower and an additional shower room.

The rear garden offers the perfect place for al fresco dining and entertaining. There is a large lateral decked terrace and an easy to maintain lawn. There is direct access through the rear gate to Stoke d'Abernon Cricket Club/ Recreation Ground via your own footbridge.

Come and see this special home, you'll be delighted you did!



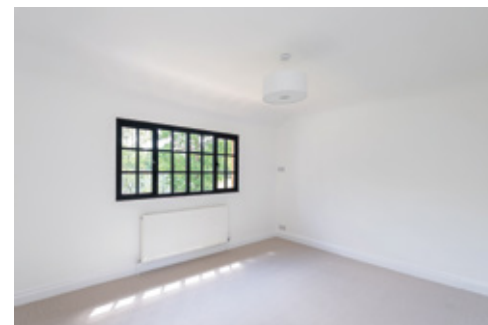
# LOCATION

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.

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).

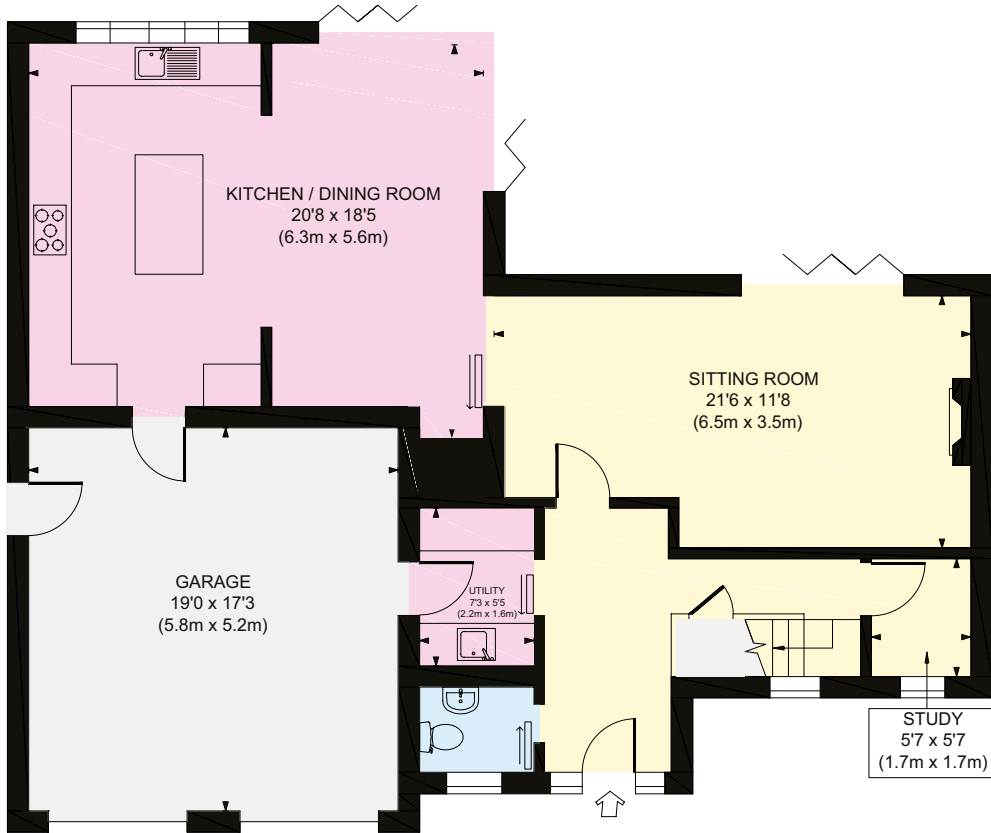
There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.

**Distances:** 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).



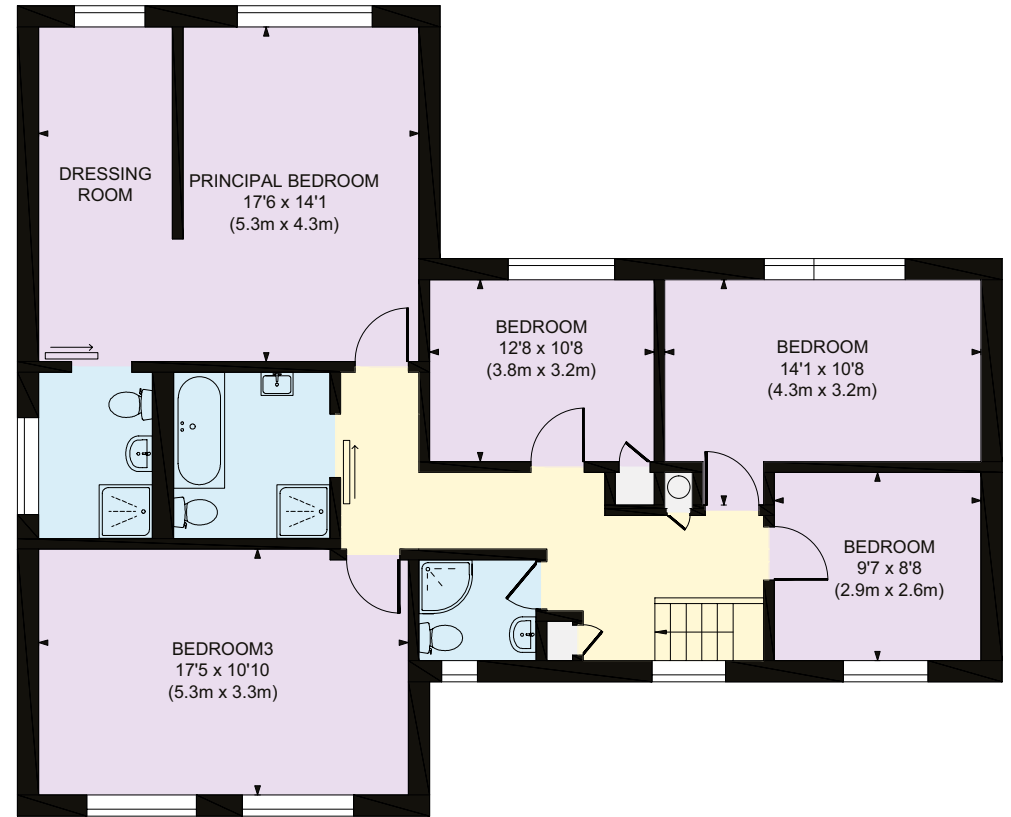


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Approximate Gross Internal Area  
2247 sq. ft / 208.81 sq. m



First Floor

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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