



PONY CHASE

Cobham, KT11



A CHAIN FREE, SIX BEDROOM FAMILY HOME

With southwest-facing garden nestled
towards the end of a quiet road.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold





DESCRIPTION

14 Pony Chase is nestled towards the end of a quiet road, offering a peaceful setting. This well-presented home has scope for updating and features a south-west facing garden along with a double garage that includes a WC and a self-contained Annexe above. The Annexe comprises fitted wardrobes, a shower room, and a kitchenette – ideal for guests or additional accommodation.

The ground floor includes a spacious kitchen/breakfast room fitted with a range of integrated appliances and a central island. Double doors open into a bright conservatory, which in turn leads out to the garden. Adjacent to the kitchen is a practical utility room with access to the outside. The main reception room features a fireplace and doors to both the conservatory and garden. At the front of the house, the sitting room and dining room both enjoy attractive bay windows, while a cloakroom completes the ground floor accommodation.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en suite bathroom. There are four further bedrooms – one with an en suite shower room and three fitted wardrobes – as well as a family bathroom.

The second floor offers a further bedroom with a sitting area and an en suite shower room. This level also includes a games room and a study.

Outside, the rear garden enjoys a south-west aspect and a high degree of privacy. It has been thoughtfully landscaped with flag stones, mature planting, and a charming breeze house, all bordered by established hedging. The front driveway provides ample parking and access to the double garage and Annexe above.

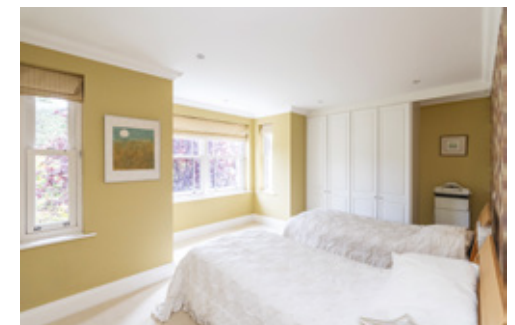
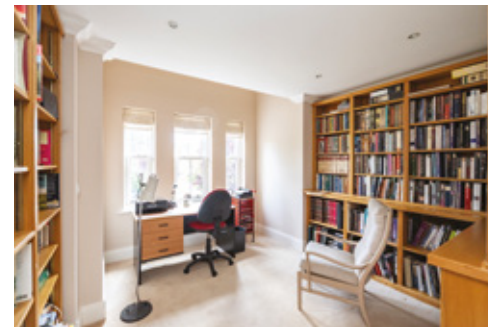


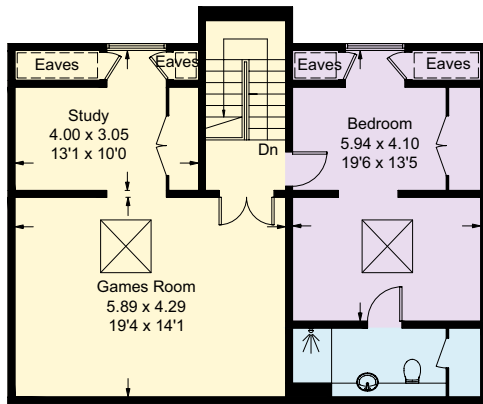
LOCATION

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.

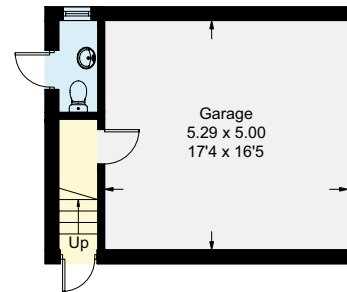
There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

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.



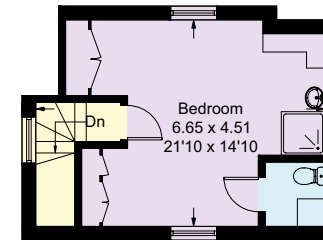


Second Floor



Annexe - Ground Floor

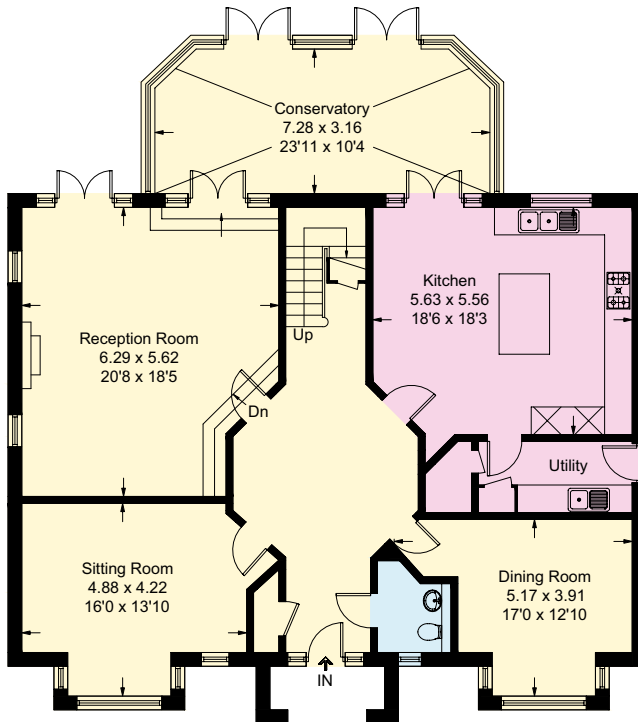
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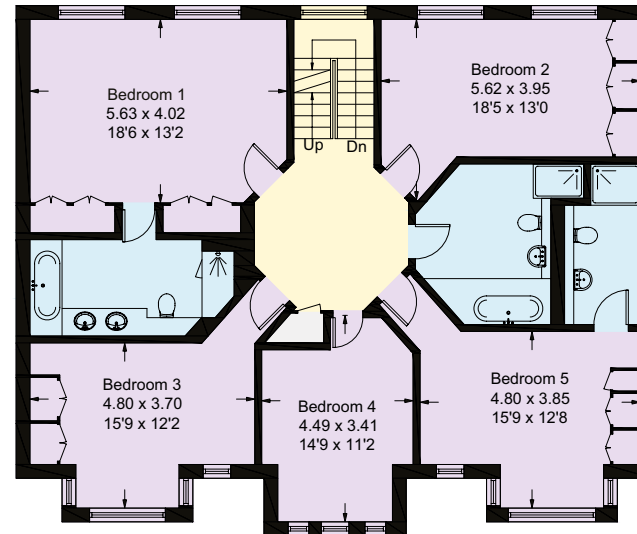
Annexe - First Floor



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



Ground Floor



First Floor

Approximate Gross Internal Area = 367.8 sq m / 3959 sq ft

Garage = 26.5 sq m / 285 sq ft

Outbuilding = 31.1 sq m / 335 sq ft

Total = 425.4 sq m / 4579 sq ft (Excluding Eaves)

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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