



## FAIRMILE AVENUE

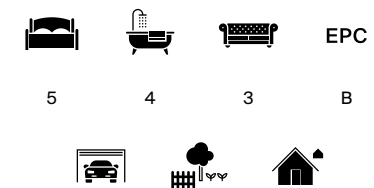
Cobham, KT11





# A BEAUTIFULLY RENOVATED FIVE BEDROOM HOME

On a sought-after private road in Cobham.



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







## DESCRIPTION

Luxury home located in a private and popular private road. Accessed via electric gates and bordered by mature hedging, ensuring privacy and seclusion, this property has been extensively and thoughtfully updated, blending modern elegance with everyday comfort.

Upon entering, the spacious entrance hall immediately makes an impression with its high ceilings and spiral staircase adorned with luxurious leather detailing on the bannisters. The space is flooded with natural light, with a high specification throughout.

The heart of the property is the stunning kitchen, with vaulted ceilings, skylights and a full wall of glass windows flooding the room with natural light. A central island offers a stylish and functional focal point, while bifold doors open directly onto the rear garden, effortlessly connecting the indoors with the outdoor entertaining space.

Adjacent to the kitchen, the well-appointed cinema room offers flexibility – it could also serve as a playroom for children. A utility room is conveniently located just off the kitchen, with side access to the house and a double garage. Above the garage, a beautifully finished annexe suite provides the perfect private space for guests.

The kitchen seamlessly flows into a large open-plan living and dining area, complete with an open fireplace and bespoke bar area, ideal for entertaining. High ceilings and large windows ensure this space is also bathed in natural light.

On the first floor, the principal suite spans the entire level, offering dual bathrooms, walk-in wardrobes, and a private balcony that overlooks the rear garden. Every detail has been meticulously designed and the suite is finished to an immaculate standard.

The top floor features two further spacious bedrooms and a family bathroom, providing ample accommodation for family or guests.





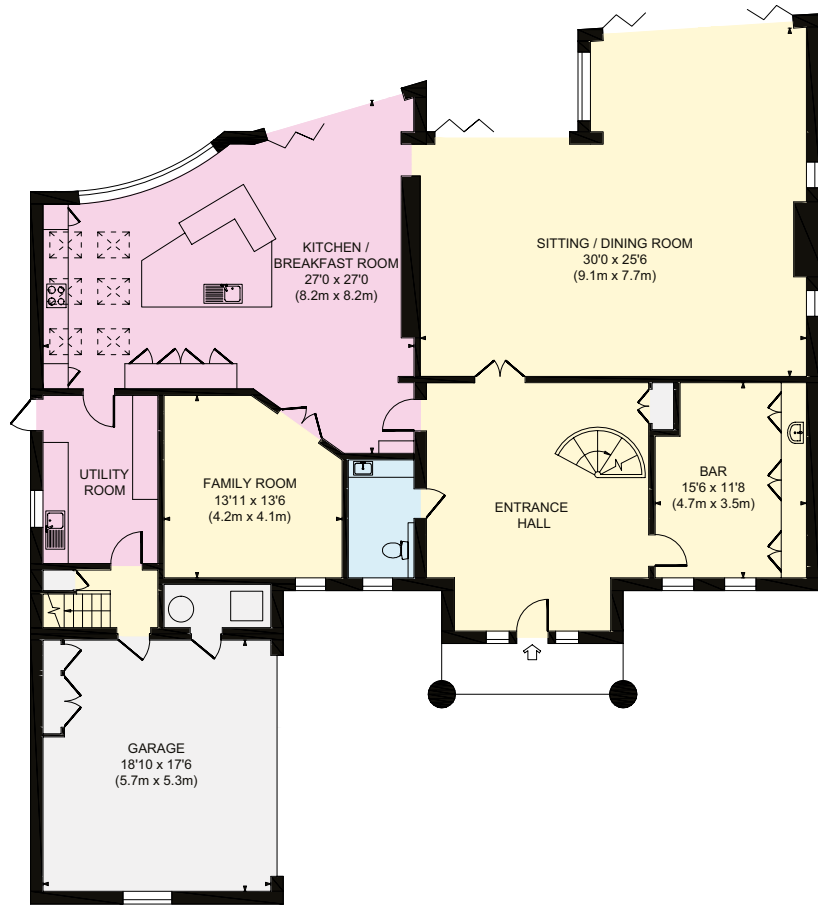
Outside, the garden is predominantly lawned and features a tranquil pond, sauna, hot tub and versatile outhouse that can easily be converted into a gym, study or outside bar area.

## LOCATION

Nestled in the heart of Cobham, this property is ideally located just a short distance from Cobham High Street, offering an array of stylish boutiques, independent cafés, restaurants, pubs, and everyday amenities. The area is exceptionally well-connected. Cobham & Stoke d'Abernon Station is nearby, providing direct rail services to London Waterloo in approximately 40-minutes and to Guildford in around 20-minutes, making it ideal for commuters. The property also benefits from excellent road access, with the A3 and M25 easily accessible, offering efficient routes to Central London, Heathrow and Gatwick Airports. Cobham is also renowned for its outstanding educational offering. Notable schools include ACS Cobham International School, Danes Hill, Parkside, Feltonfleet and Notre Dame. The area offers a wealth of recreational facilities, including the prestigious St George's Hill Golf Club and Tennis Club, Burhill Gold Club and Beaverbrook Golf Club.

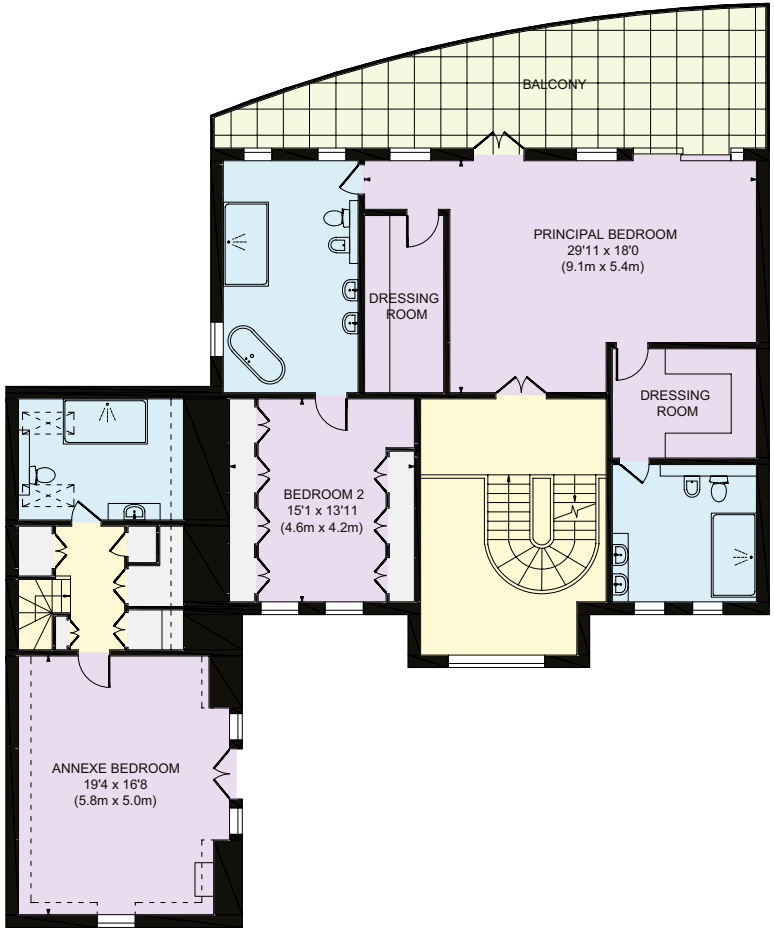


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



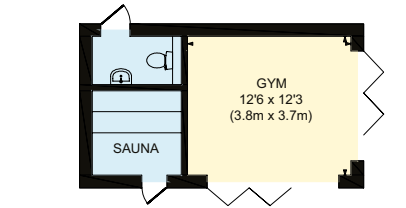
Ground Floor

Approximate Gross Internal Area  
5262 sq. ft / 489.00 sq. m

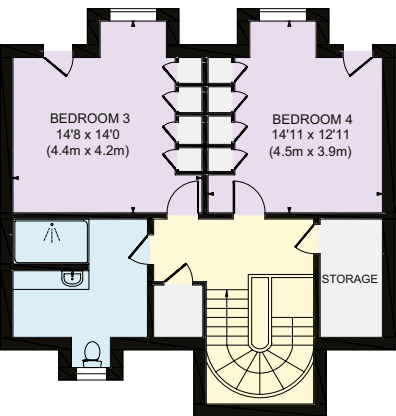


First Floor

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.



Outbuilding



Second Floor

I would be delighted  
to tell you more.

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