



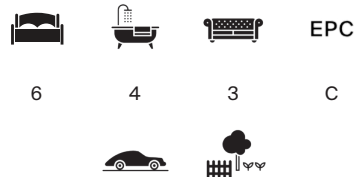
BROOKFIELD PLACE

Fairmile Lane, KT11



# AN IMPRESSIVE OCTAGON-BUILT FAMILY HOME

Built in 2003 by Octagon, this exceptional house has been upgraded by the current owners to a high standard to create a wonderful family home. The property is in a desirable private gated close and offers plenty of parking space at the front.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



## DESCRIPTION

The ground floor features a family room, open-plan living and dining room with access to the rear garden, and a luxury kitchen and breakfast room with an island/breakfast bar, wine fridge, larder and three sets of doors opening to the south-westerly terrace and lawn. A utility room and WC complete the ground floor.

On the first floor, there are four double bedrooms, including a principal suite with dressing room and en-suite. The top floor offers two versatile rooms, a shower room, and storage. Additional features include a utility room, cloakroom, and double garage.

Outside, the private garden is bordered by mature shrubs and hedges. It features a well-maintained lawn and a spacious paved terrace, perfect for al-fresco dining.







## 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, which is within walking distance, Parkside, ACS Cobham International, Feltonfleet, and Notre Dame, for private and St Andrew's, Cobham Free School, and St Matthew's for state (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.





# Brookfield Place, KT11

Approximate Gross Internal Area = 469 sq m / 5048 sq ft  
(Including Garage)

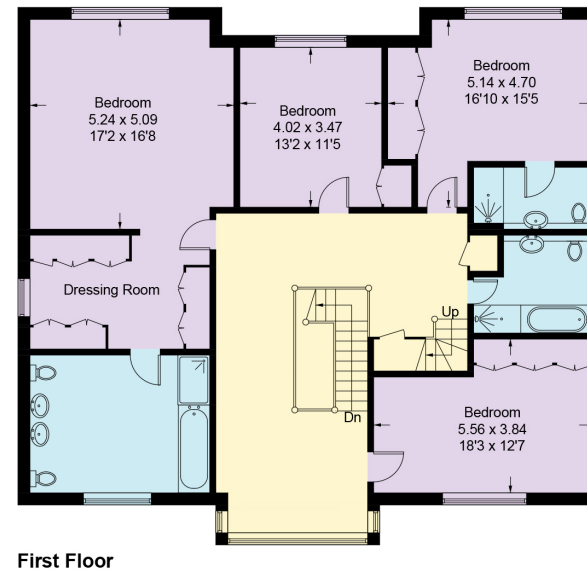
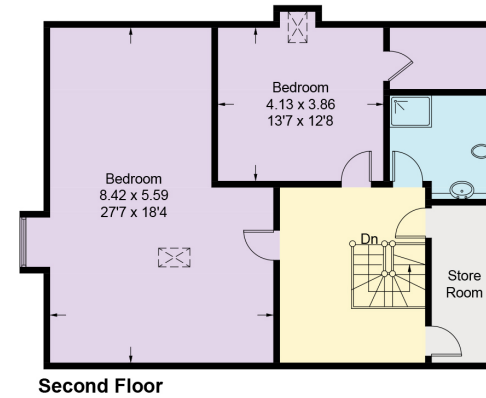
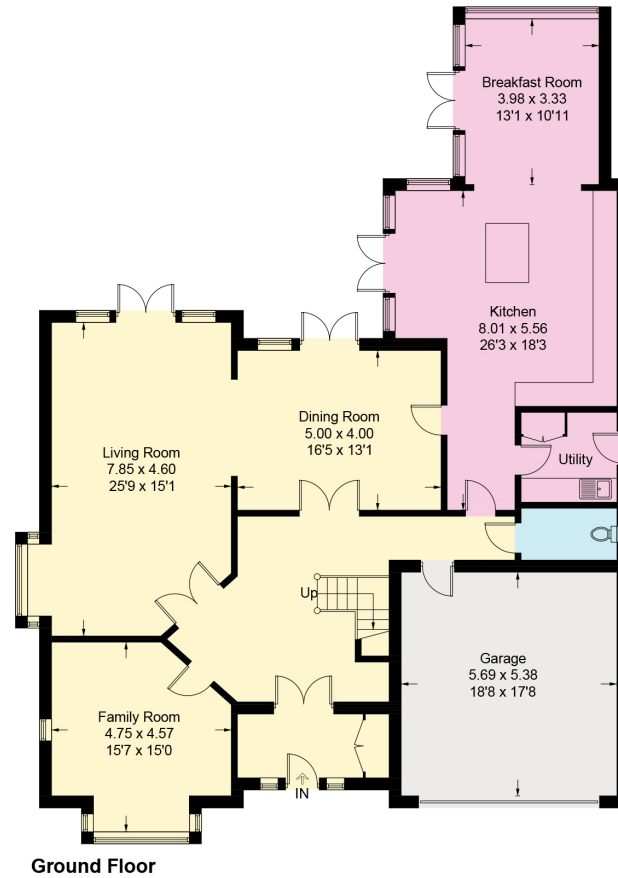


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1140005)

Approximate Gross Internal Area = 469 sq m / 5048 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. (ID767266)



**Dan Miller**

01932 591616

Dan.Miller@knightfrank.com

**Knight Frank Cobham**

50 High Street, Cobham

Surrey, KT11 3EF

**knightfrank.co.uk**

Your partners in property

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 June 2025. Photographs and videos dated June 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

