



BEECH CLOSE

COBHAM, KT11



AN IMPRESSIVE DETACHED HOUSE ON A DESIRABLE PRIVATE ROAD

Set behind private electric gates, Headley House is a five-bedroom family home featuring a double garage, mature rear garden, and driveway parking for numerous vehicles. The property is available immediately with vacant possession.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold

Service charge/estate fee: £250 per annum, which includes maintenance of communal roads and general upkeep



DESCRIPTION

The elegant tiled entrance hall leads to the kitchen/breakfast room, which features a central island/breakfast bar and a range of units and cupboards. Adjacent to the kitchen is a dining room with double doors opening to the rear garden.

There are two further reception rooms: one with a feature fireplace and double doors to the rear garden, and another with a lovely bay window overlooking the front driveway.

Additionally, there is a study, also with a bay window, overlooking the front driveway. The remainder of the ground floor comprises a utility room, a cloakroom, and a coat cupboard.











DESCRIPTION CONTINUED

On the first floor, the principal bedroom includes a dressing room and en suite bathroom. There are four further bedrooms (two with en suite bathrooms and three with fitted wardrobes) and a family bathroom.

Outside, the mature rear garden offers a good degree of privacy. It is laid to lawn with mature trees and shrubs and a patio that spans the full width of the house. The driveway provides parking for numerous vehicles and access to the double garage.

Ideally situated within walking distance to Reed's School and in close proximity to stops for many school bus routes. The villages of Cobham, Oxshott and Esher are only a short drive away, with their range of local shops, amenities and mainline stations.

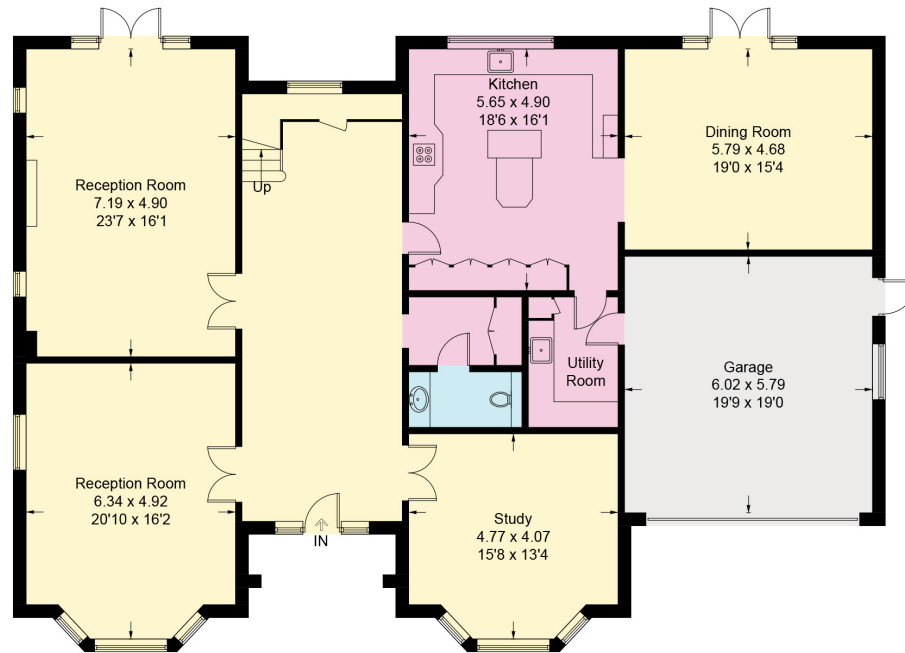
Cobham has an excellent choice of private and state schools, attractive residential roads, exclusive estates, and good transport links to London and the nearby motorway network. With local, thriving villages that have a strong community atmosphere, it is easy to see why this area of Surrey is a popular, family-friendly place to live, especially for London-based commuters.

Trains: London Waterloo from Oxshott station, approximately 38 minutes.

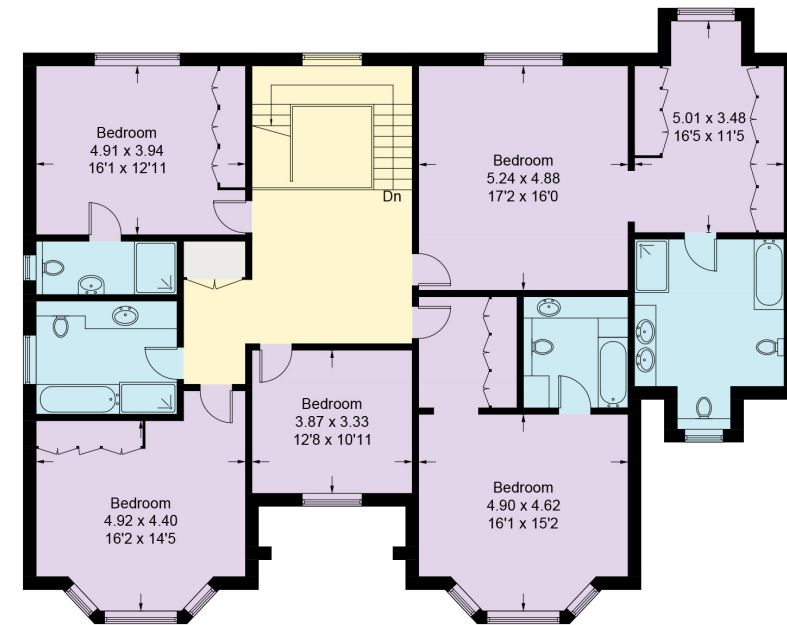


Beech Close, KT11

Approximate Gross Internal Area = 429.1 sq m / 4619 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220287)

(Including Basement / Loft Room)
Approximate Gross Internal Area = 429.1 sq m / 4,619 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)



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