



HATCHFORD PARK

Cobham, KT11



AN IMPRESSIVE CHAIN FREE PROPERTY SET ON OVER AN ACRE

The Lodge, the original Lodge House and historic entrance to Hatchford Park, is set behind gated access on 1.04 acres, offering exceptional privacy. Key features include extensive CCTV coverage and a low-energy outdoor hot tub.



Local Authority: Elmbridge Borough Council

Council Tax band: E

Tenure: Freehold



DESCRIPTION

The main house offers three spacious bedrooms, a generous open-plan kitchen/dining/reception area with a log burner, and a well-presented family bathroom. A cellar provides ideal wine or drinks storage. There is excellent potential to extend (subject to the usual consents), with the kitchen opening onto a paved terrace overlooking a large lawn.

A separate guest cabin provides a bedroom and en suite shower room—ideal for visitors or extended family.

Surrounding the expansive gravel driveway are three stables, a bright home office, a large gym space with guest cloakroom, and a quadruple carport for secure parking or car storage.









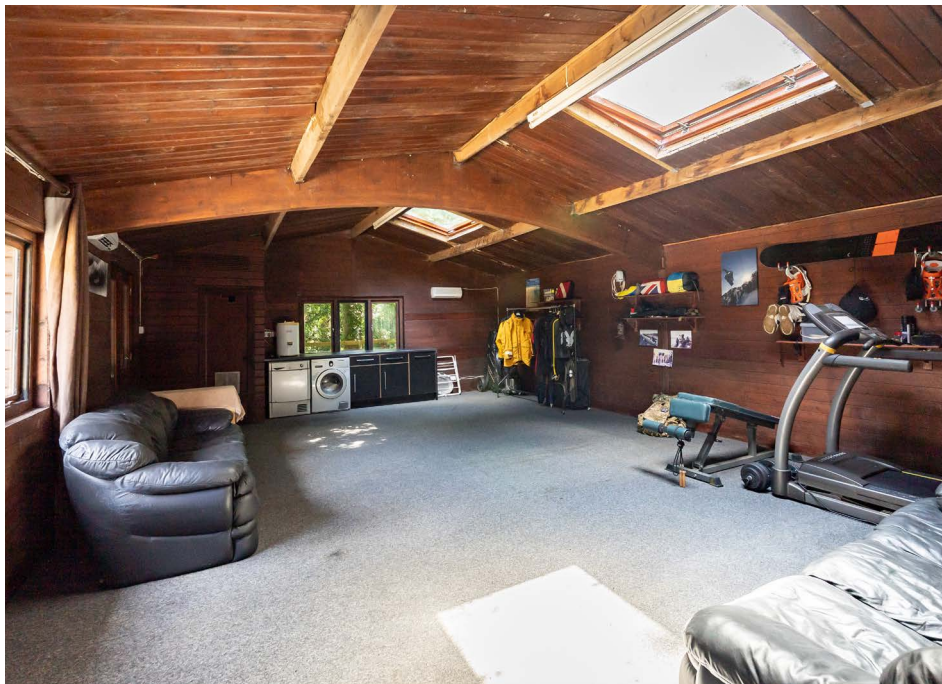


LOCATION DESCRIPTION

Cobham High Street is located 1.7 miles away, offering an array of boutique shops, cafes and restaurants, including Waitrose, Joe & The Juice, and The Ivy Brasserie.

Nearby Effingham Junction (2.5 miles) and Cobham & Stoke d'Abernon (3.1 miles) train stations provide fast and regular services to London Waterloo in under 45 minutes. The A3 and M25 (J10) are also in close proximity offering convenient access to Central London, Heathrow and Gatwick Airports.

There is a superb selection of both state and independent schools in the area, including ACS International School, Danes Hill, and Reeds, as well as Howard of Effingham and St Matthew's Primary (subject to catchment area).





Approximate Gross Internal Area

Main House 1069 sq. ft / 99.35 sq. m
Outbuildings 1333 sq. ft / 123.88 sq. m
Car Port 632 sq. ft / 58.70 sq. m
Total 3034 sq. ft / 281.93 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Approximate Gross Internal Area = 281.93 sq m / 3034 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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