



FAIRFIELD PARK

COBHAM KT11



SET IN A GATED DEVELOPMENT CLOSE TO COBHAM HIGH STREET WITH AN OUTDOOR HEATED SWIMMING POOL

This impressive seven bedroom family home, offers over 5,500 sq ft of well-planned accommodation, is ideally situated within a private gated development just off Leigh Hill Road.

			EPC
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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

The spacious entrance hall sets the tone for the rest of the home, leading to a series of elegant and versatile reception rooms including a drawing room with a feature fireplace and wood-burning stove, a formal dining room, a cosy family room, and a study. The fully fitted kitchen/breakfast room flows into a charming conservatory, providing lovely views of the rear garden. A utility room with access to the garage and a guest cloakroom complete the ground floor.

On the first floor, the principal suite offers generous proportions and benefits from a dressing room and a private en suite bathroom. There are four further en suite double bedrooms on this floor, along with an additional bedroom above the garage, accessed via a separate staircase from the side entrance lobby on the ground floor.







DESCRIPTION

This property includes a flexible layout ideal for creating a private annexe space for an au pair or extended family. A separate staircase leads directly to a spacious bedroom with a well-appointed bathroom. Opposite this bedroom is another generous room, offering the option of a self-contained living area with privacy and comfort entirely separate from the main family bedrooms.

The second floor hosts a large games or playroom along with an additional double en suite bedroom with a walk-in wardrobe, offering further flexibility of space.

Outside, the beautifully landscaped rear garden is a standout feature, with a decked terrace perfect for entertaining and a heated outdoor swimming pool accompanied by a pool house. To the front, a driveway provides ample parking and leads to a double garage.

The property also benefits from Planning Permission for a single-storey rear extension, Ref: 2024/1265 (Elmbridge Borough Council).

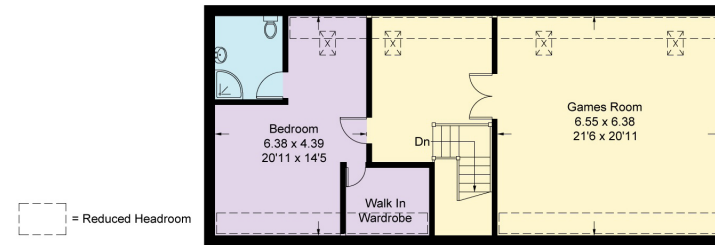
There is easy access to the A3, which links to Junction 10 of the M25, which is useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping.



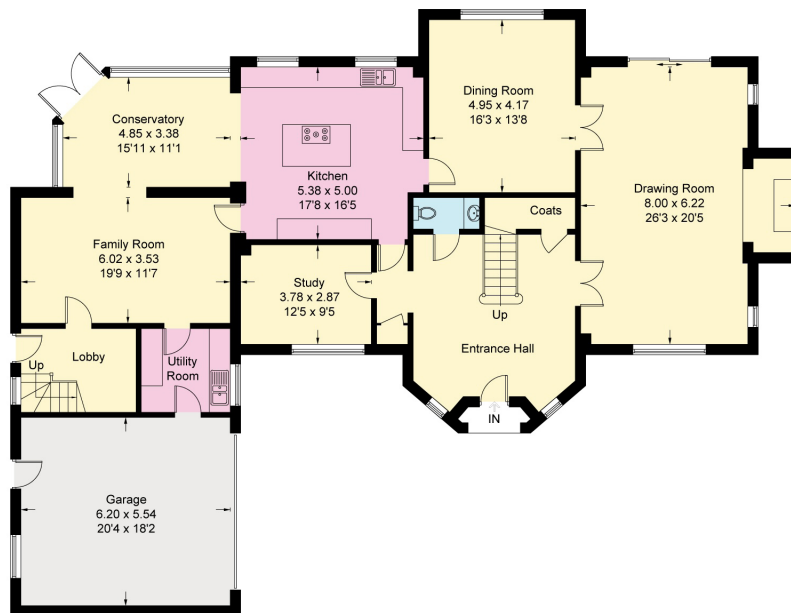


Fairfield Park, KT11

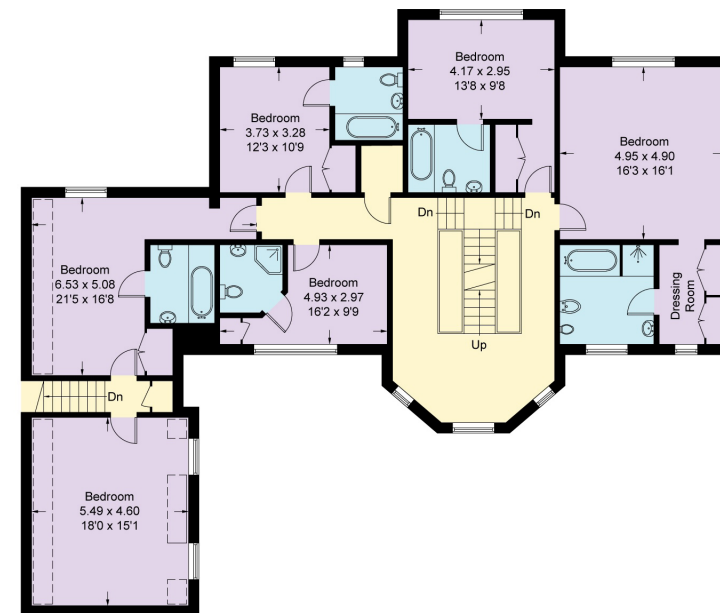
Approximate Gross Internal Area = 513.5 sq m / 5527 sq ft
(Including Reduced Headroom / Garage)



Second Floor



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.
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