



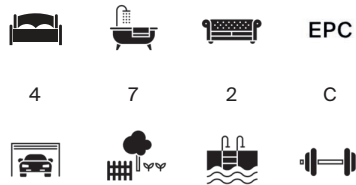
FAIRMILE LANE

Cobham, KT11



# AN IMPRESSIVE FOUR BEDROOM DETACHED HOME IN COBHAM, KT11

Offering just under 7000 sq. ft of luxury accomodation, this stunning home is presented to an outstanding specification throughout and boasts exceptional leisure facilities.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



## DESCRIPTION

Set behind electric gates, the property enjoys a generous driveway providing ample parking and access to a double garage.

The welcoming entrance hall, bright and spacious, leads into a beautifully designed open-plan kitchen and dining room, flooded with natural light from multiple windows, a skylight, and French doors that open onto the rear garden. The recently upgraded kitchen features bespoke cabinetry, a large central island, stone worktops, and a full complement of integrated appliances. A separate utility room, accessed from the kitchen, offers direct entry to both the garage and side of the house.

There is a generous living room with a feature fireplace and wood-burning stove, which enjoys natural light from a large front-facing window and French doors opening onto the garden. A guest cloakroom and coat cupboard complete the ground floor.











The first floor is home to two expansive bedroom suites. The principal suite is particularly impressive, featuring a large dressing room (formerly a third bedroom) and two luxurious en suite bathrooms. The second bedroom also benefits from its own dressing room and en suite bathroom, while a well-appointed family bathroom is located off the large landing.

On the top floor, there are two further double bedrooms, both with en suite bathrooms and access to extensive eaves storage.



The lower ground floor offers an exceptional range of leisure and lifestyle amenities, including an indoor swimming pool, gym, shower room with WC, cinema room, wine cellar, and a large store. From here, doors open onto a private astro-turfed courtyard - ideal for outdoor fitness or relaxation in complete privacy.

The rear garden is mainly laid to lawn, providing an ideal space for families, with a large patio and covered terrace offering the perfect setting for al fresco dining and entertaining.

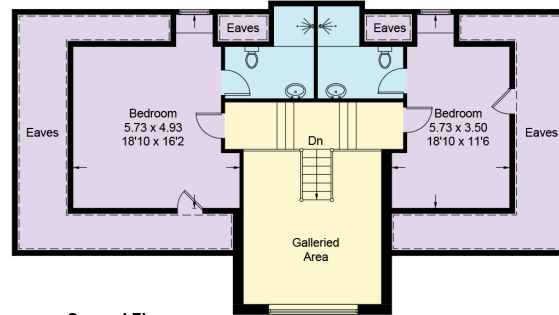


# Fairmile Lane, KT11

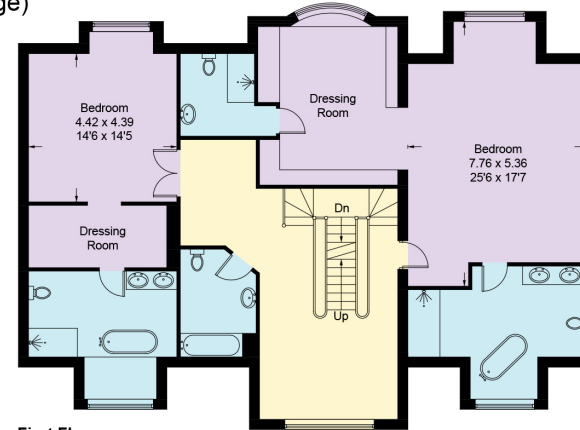
Approximate Gross Internal Area = 608.0 sq m / 6544 sq ft  
 Limited Use Area = 36.5 sq m / 393 sq ft  
 Total = 644.5 sq m / 6937 sq ft  
 (Including Garage)



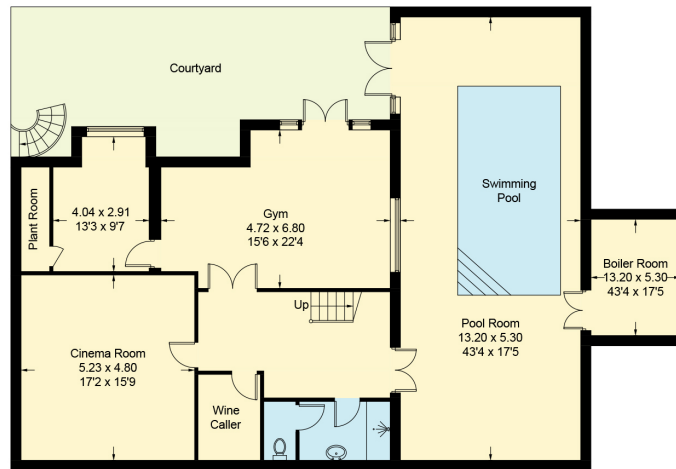
[Dashed line] = Reduced headroom below 1.5m / 5'0"



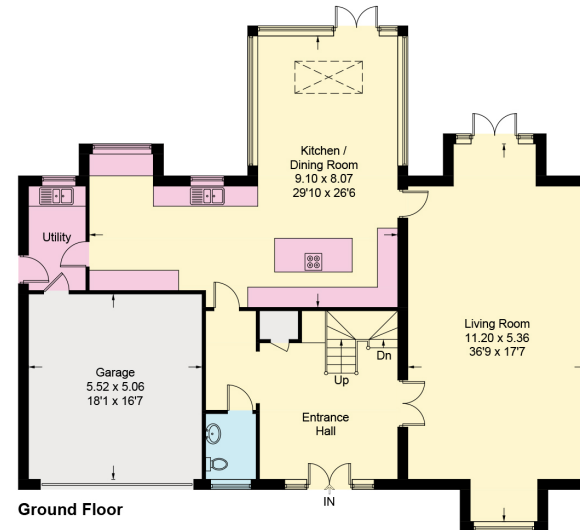
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Prepared for Knight Frank. (ID1193431)

Approximate Gross Internal Area = 644.5 sq m / 6937 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**

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