



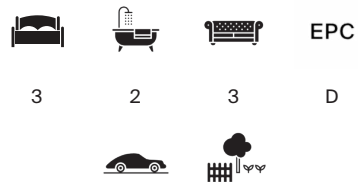
HEATH RIDGE GREEN

Cobham, KT11



A BEAUTIFUL THREE-BEDROOM DETACHED HOME FOR SALE IN COBHAM, KT11

This home is set over two floors and extends to approximately 1,858
sq. ft.



Local Authority: Elmbridge Borough Council

Council Tax band: TBC

Tenure: Freehold



DESCRIPTION

The ground floor features an open-plan kitchen/dining area, which leads into a spacious reception room filled with natural light. There is a separate TV/cinema room which offers flexible use as an additional lounge or home office, while a well-proportioned ground floor bedroom sits adjacent to a bathroom, complete with a bath and shower - ideal for guests or multigenerational living.

Upstairs, there are two generously sized double bedrooms. A well-fitted family bathroom completes the upper level, alongside useful eaves and loft storage areas.

Outside, the home benefits from a sizeable private driveway and a beautifully landscaped rear garden, complete with a pergola-covered seating area.











LOCATION DESCRIPTION

The area benefits from excellent transport links. Oxshott Station is approximately 0.8 miles on foot (1.8 miles by car), while Cobham & Stoke d'Abernon Station lies around 1.6 miles away. Both provide regular rail services to London Waterloo and Guildford. The A3 and Junctions 9 and 10 of the M25 are also nearby, offering convenient road access to Central London, Heathrow Airport, and Gatwick Airport.

Cobham High Street, approximately 2 miles away, features a Waitrose supermarket, an appealing range of boutique shops, and a wide choice of high-quality restaurants.

The area is well served by leading independent schools, including Reed's, ACS International School, Notre Dame, Parkside, Feltonfleet, and Danes Hill in Oxshott.





Heath Ridge Green, KT11

Approximate Gross Internal Area = 169.3 sq m / 1822 sq ft

Reduced Headroom / Eaves = 3.4 sq m / 36 sq ft

Total = 172.7 sq m / 1858 sq ft

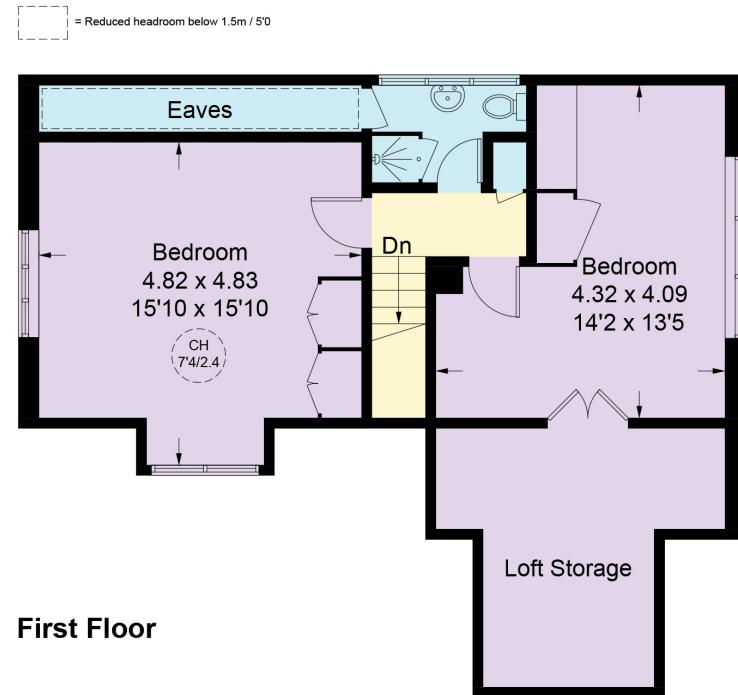
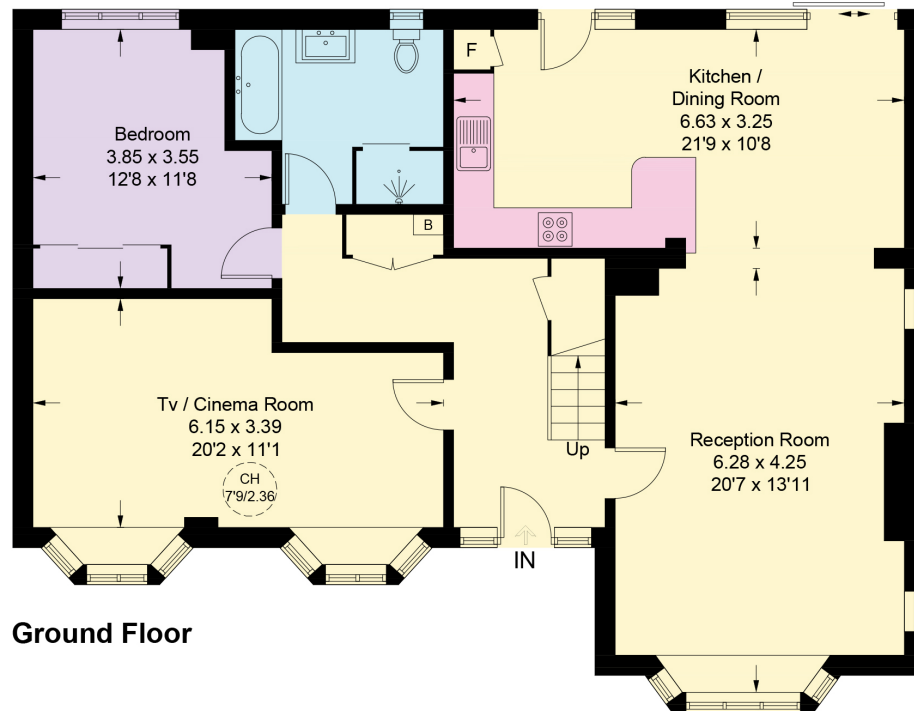


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232741)

Approximate Gross Internal Area = 172.7 sq m / 1858 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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