



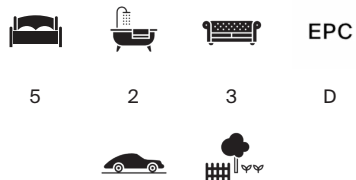
BROAD HIGHWAY

Cobham, KT11



A FIVE-BEDROOM FAMILY HOME SET WITHIN THE OXSHOTT WAY ESTATE.

Positioned on one of Cobham's most sought-after private estates, this well-proportioned detached residence offers generous accommodation approaching 4,000 sq ft and nestled within a private 0.5 acre south-facing plot



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

The ground floor flows beautifully, with a spacious kitchen/breakfast room featuring a central island and French doors opening onto the rear garden. Adjacent is a bright family room, also with direct garden access, along with a formal dining room and a generous dual-aspect living room complete with French doors and a feature fireplace. A utility room with side access and a guest WC complete the ground floor. Upstairs, the principal bedroom benefits from built-in wardrobes and an en-suite bathroom. Four further bedrooms are served by a well-appointed family bathroom, offering ample accommodation for family and guests alike.

The property is set within a mature 0.5 acre plot, with a beautifully maintained south-facing garden that wraps around the house and is mainly laid to lawn, bordered by mature trees and shrubs offering excellent privacy. A paved terrace provides the perfect setting for outdoor entertaining, while the front of the property features a generous driveway with ample parking.











LOCATION DESCRIPTION

Cobham High Street offers a wide range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham and Stoke d'Abernon train station.

There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

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, leisure and entertainment facilities.





Broad Highway, KT11

Approximate Gross Internal Area = 371.0 sq m / 3991 sq ft

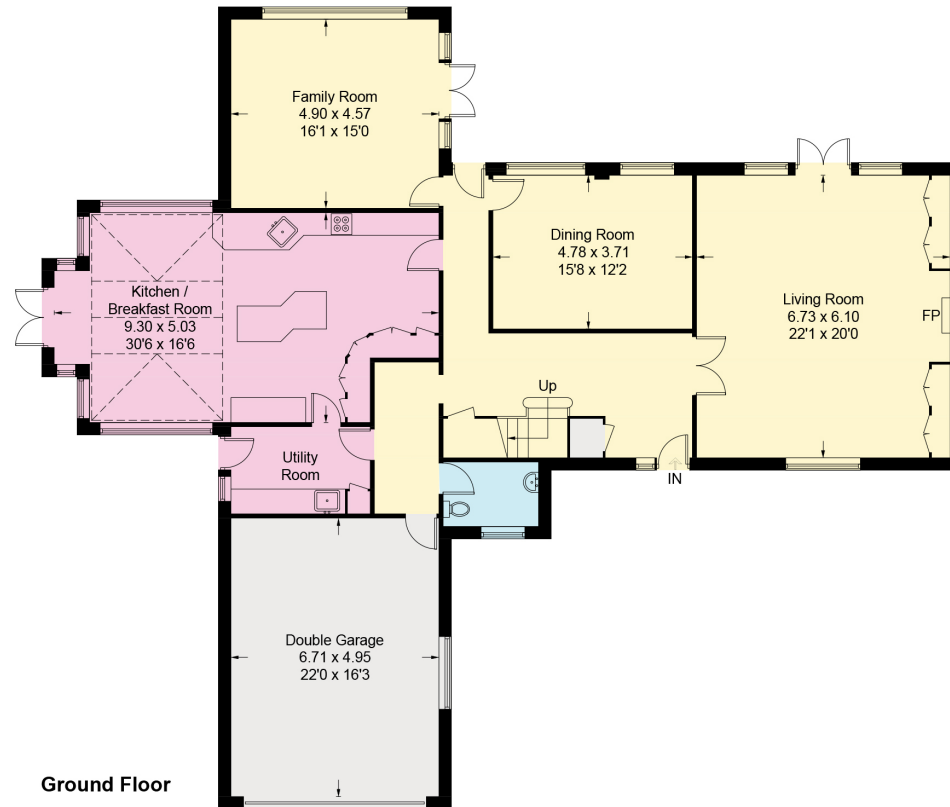


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234696)

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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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