



FAIRBOURNE

Cobham, KT11



FIVE BEDROOM FAMILY HOME FOR SALE IN COBHAM KT11

This well-presented family home is located moments from Cobham High Street and ACS International School. Positioned behind electric gates with a secluded rear garden.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

A tiled entrance hall leads to a formal dining room, TV/playroom, and drawing room with doors opening onto the rear terrace. The kitchen/breakfast/family room benefits from a bespoke Poggenpohl kitchen fitted with Miele appliances, alongside a separate larder cupboard and utility room.

The first floor comprises a principal suite with sitting room, dressing room, balcony, and a generous en-suite bathroom. Bedrooms two, three, and four each have their own en-suite facilities. The top floor includes a cinema/leisure room with a small kitchenette and a fifth bedroom suite.

Externally, the gated driveway offers parking for multiple vehicles and access to the integral double garage. The mature gardens are enclosed by high hedging, providing privacy, and include a garden shed.











LOCATION

Ideally located for commuters, Fairbourne offers excellent connectivity with easy access to the A3, M25 (J10), and Cobham & Stoke d'Abernon station, which provides regular direct services to London Waterloo. Esher station, just 3.8 miles away, offers additional rail options.

Cobham itself boasts a vibrant high street with a wide range of shops, boutiques, cafés, and restaurants, including The Ivy Brasserie, Waitrose, and Joe & The Juice.

The area is also renowned for its outstanding educational facilities, including ACS International School, Claremont Fan Court, Notre Dame, Reeds, Danes Hill, and St John's Leatherhead. State options include Cobham Free School and St Andrew's CofE Primary School (admissions subject to catchment areas).

Cobham 1.6 miles, Esher 3 miles, A3 1.5 miles, M25 2.5 miles, London 21.3 miles (all distances are approximate).





Approximate Gross Internal Area
5618 sq. ft / 522.00 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 = 522 sq m / 5618 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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