



The Laurels, 3 Woodland Drive, Cobham. KT11

£15,000 pcm

**GROSVENOR**  
SURREY





## The Laurels, 3 Woodland Drive, Sandy Lane, Cobham. KT11

The Laurels is a luxurious contemporary home designed for modern living and entertaining.

From the spacious and bright hallway is access to the living room, study, WC and the main bedroom with en-suite and dressing room. Both the living room and the main bedroom have a balcony overlooking the rear garden and woodland beyond. There's a well equipped gym in a bright extension off the garage with bi-folding doors.

Stairs lead to the lower ground floor and the impressive kitchen/breakfast room. From here you enter the atrium providing an abundance of natural light with full height concertina doors which open out onto the garden. The spacious dining room features bespoke lighting. A cinema and games room, utility room, plant room, further WC with shower can also be found on this floor.

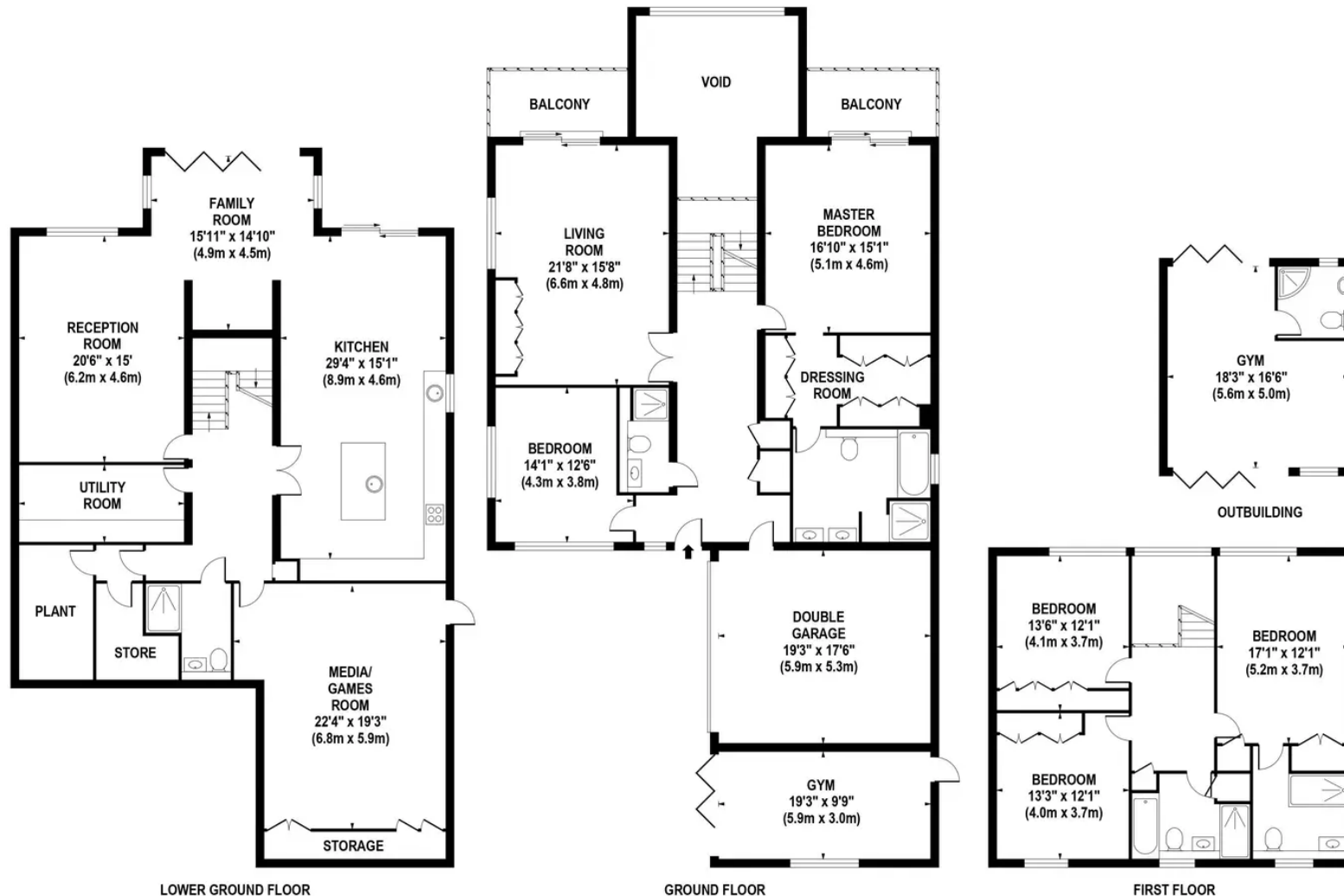
On the first floor are three further bedrooms, one of which is en-suite, and a family bathroom.

Outside is a landscaped garden with fully equipped outdoor kitchen, garden studio, hot tub and sauna surrounded by a variety of mature shrubs and plants making this a very secluded area.

**EPC Rating - C**







LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 5048 SQ FT / 469 SQ M  
(INCLUDING DOUBLE GARAGE & OUTBUILDINGS)  
(EXCLUDING VOID)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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