



10 The Barton, Cobham



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Cobham, Cobham

Located within a much sought after private estate and within walking distance of the American Community School.

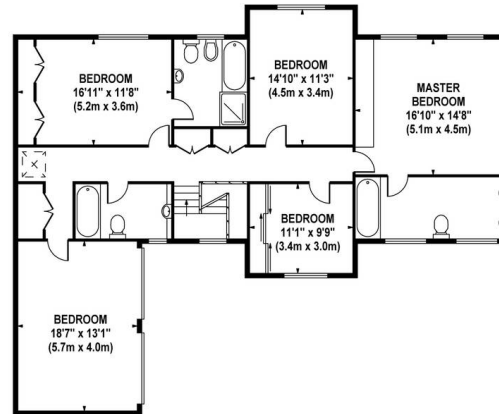
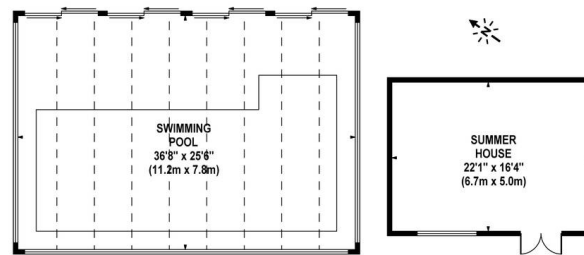
A wonderful detached family home offering much space and charm through out. The property in brief comprises of a Reception Hall, Drawing Room, Dining Room, Kitchen/Breakfast Room, Family room, Study, Utility, Cloakroom and Conservatory.

To the first floor there are five bedrooms and three bathrooms.

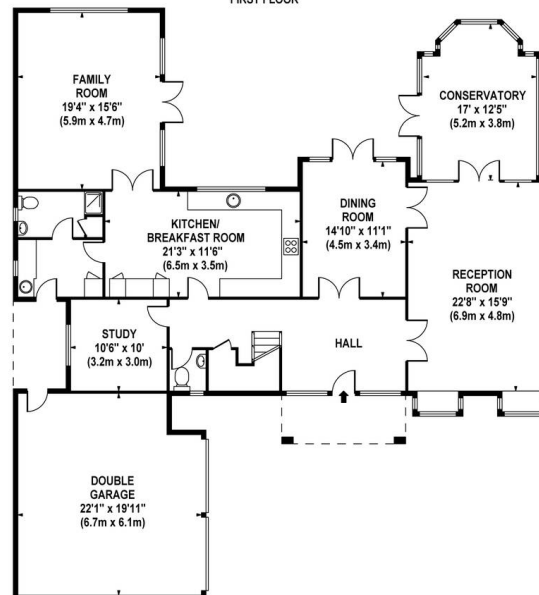
There is a double Garage, gated driveway and outside Garden/Games Room. Further benefits include beautifully maintained gardens and an indoor swimming pool located at the bottom of the garden. The pool house is heated along with the swimming pool itself so can be enjoyed through out the year.

EPC Rating - D





FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3692 SQ FT / 343 SQ M
(MAIN HOUSE)

APPROX. GROSS INTERNAL FLOOR AREA 1295 SQ FT / 120 SQ M
(OUTBUILDINGS)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of depth, windows and rooms are approximate and no responsibility is taken for any error or omission. 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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