

# Queen Anne House, Cobham, Surrey

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QUEEN ANNE  
HOUSE

# An exceptional **six bedroom** detached home for sale in Cobham.

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## Summary of accommodation

**Basement:** Study | Cinema room | Gym | Four car garage with plant room and utility | Wine room | Shower room

**Ground Floor:** Entrance hall | Drawing room | Dining room | Family room | Kitchen | Boot/utility room | WC

**First Floor:** Principal bedroom with dressing rooms and en suite | Two further bedroom suites

**Second Floor:** Further bedroom suite | Two additional bedrooms | Family bathroom | Box/games room

**Garden and Grounds:** Landscaped gardens | Swimming pool

## Distances

A3 2.5 miles, M25 (J10) 3 miles, Cobham 1 miles, Esher 3 miles, Central London 21 miles

(All distances are approximate)



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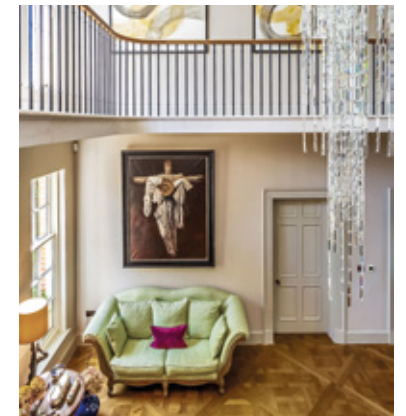
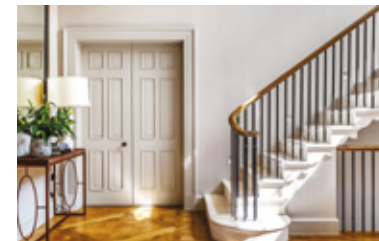
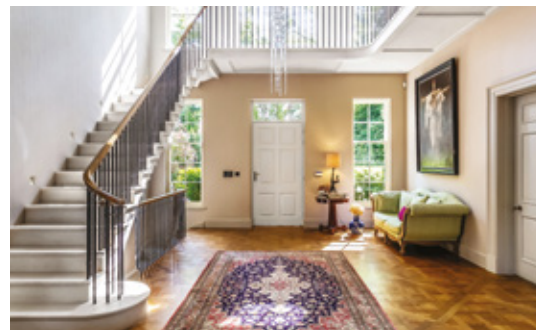


## The property

Queen Anne House is arguably one of the finest homes ever built in Cobham, designed by Hugh Pether from Adam Architecture. With over 10,000 sq ft of accommodation over four floors, it is located within the exclusive Eaton Park private estate. It has landscaped grounds of half an acre, which are southwest-facing.

No expense has been spared in the pursuit of excellence. From handmade bricks and clay roof tiles to the grand double-height hall, wrapped by an exquisite natural stone cantilevered staircase, to the marble finishes in his and her bathrooms in the principal bedroom, it is clear to see that this is of a standard rarely seen in Cobham.

**Internal features include:** Temperate-controlled wine room with a capacity for 770 bottles Creston Home automation throughout. Basement cinema & gym, four-car basement garage with electric turntable, four bedrooms en suite, two additional bedrooms and family bathroom.







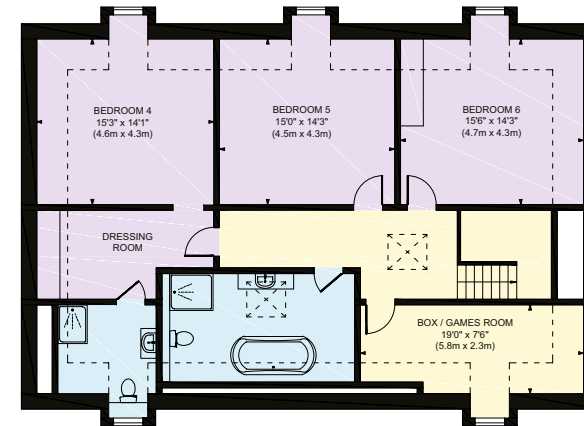


**Approximate Gross Internal Floor Area**

10,200 sq. ft / 948.00 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside









**External features include:** Swimming pool built by Lagoon Pools (Length: 12.0m Width: 3.5m) Installation of a drainage system and all planting by Bongardia. A blanket drain to the rear lawn area so that it is useable all year round Installation of two big soakaways at the bottom of the garden. Installation of a gravel lawyer and a new topsoil level Installation of premium new turf Automatic Irrigation System, including lawn sprinklers. External lighting.

## Location

Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, cafés and pubs.

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

Communication links are superb with Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick, and Heathrow Airports.

## Property information

**Tenure:** Freehold

**Local Authority:** Elmbridge Borough Council

**Council Tax:** Band H

**EPC Rating:** B

**Guide Price:** £6,850,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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