

Avenue Road **KT11**

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# Avenue Road

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This substantial property is conveniently located off Stoke Road in a private cul-de-sac that has direct access to the Tilt. To the front, the property is approached via electric gates on to a driveway with parking for several cars leading to a double garage.

Leading from the entrance hall which features an imperial staircase are the principal reception rooms which include the drawing room with a feature fireplace, dining room, family room, fully fitted study and separate w/c.

The kitchen/breakfast room has been finished to a high standard with bi-fold doors overlooking the rear garden. Through the kitchen is a walk-in pantry and the utility room with direct access to the garage.



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From the spacious landing is the principal bedroom with a walk-in closet and en suite bathroom. In addition, there are three further bedrooms all with en suite bathrooms, and two further bedrooms and a family bathroom. The landscaped garden is a particular feature of the property with a patio area and feature pond.

The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs and convenience stores making it a popular choice for families relocating to the area from the UK and overseas alike. It features close proximity to Stoke d'Abernon train station with services to London Waterloo in 40 minutes and Guildford in 20 minutes not to mention excellent access to the A3 and M25 motorways providing links to central London and Heathrow and Gatwick airports. Situated close to Cobham are some of the finest State and Private Schools in the Home Counties including the ACS Cobham International School, Parkside, Notre Dame, Feltonfleet and Danes Hill - both of which are co-educational. There are a number of recreational facilities in the area including the prestigious St George's Hill and Burhill Golf Club, David Lloyd Fitness Centre in Weybridge and Tennis Clubs in Cobham, Oxshott and Esher.







Approximate Gross Internal Area  
4351 sq ft / 404.2 sq m

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Particulars dated May 2022. Photographs and videos dated May 2022.

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