



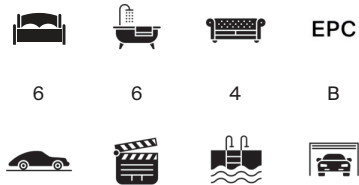
FAIRFIELD PARK,

COBHAM, KT11



SLEEK, MODERN AND INVITING

A family home set within a private gated development, conveniently located in Cobham KT11.



Local Authority: Elmbridge

Council Tax band: H

Available: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £17,307

Available date: 31-07-2025

Guide Price: £12,500 per calendar month



OPEN & ELEGANT

Leading from the warm and welcoming entrance hall are the principal reception rooms which include the drawing room with open fireplace, dining room, and fully fitted kitchen / breakfast room leading onto a delightful conservatory area overlooking the rear garden. The ground floor is completed with a family room, study, utility room, cloakroom and access to the garage and back staircase.









SPACIOUS EN-SUITE BEDROOMS

To the first floor is the large principle bedroom with four piece bathroom suite and walk in wardrobe. In addition there are five further bedrooms all with en suite bathrooms.







LUXURY ENTERTAINMENT AMENITIES

To the second floor is a large games room with projector screen and an additional double bedroom and bathroom. Externally, the garden, which is a particular feature of the property with decking area and outdoor heated swimming pool. To the front the property there is parking for 4+ cars and a double garage. Additional benefits include Sonos in the majority of rooms and solar panels along with pool and garden maintenance is including within the asking price





PRESTIGIOUS & WELL CONNECTED

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 boasts 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 .





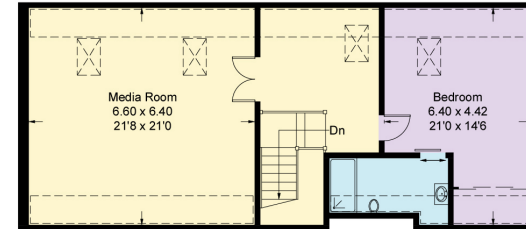


Fairfield Park, KT11

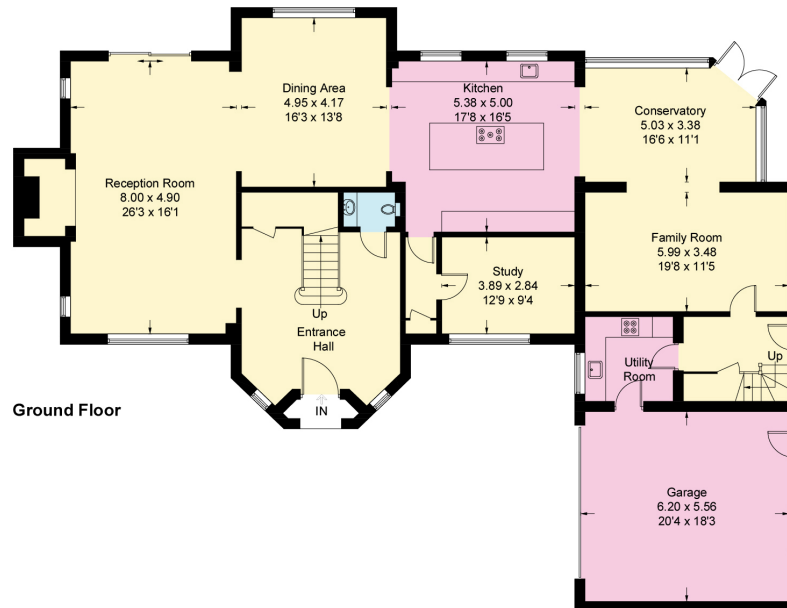
Approximate Gross Internal Area = 508.9 sq m / 5478 sq ft
(Including Reduced Headroom)

Reduced Headroom = 32.3 sq m / 348 sq ft

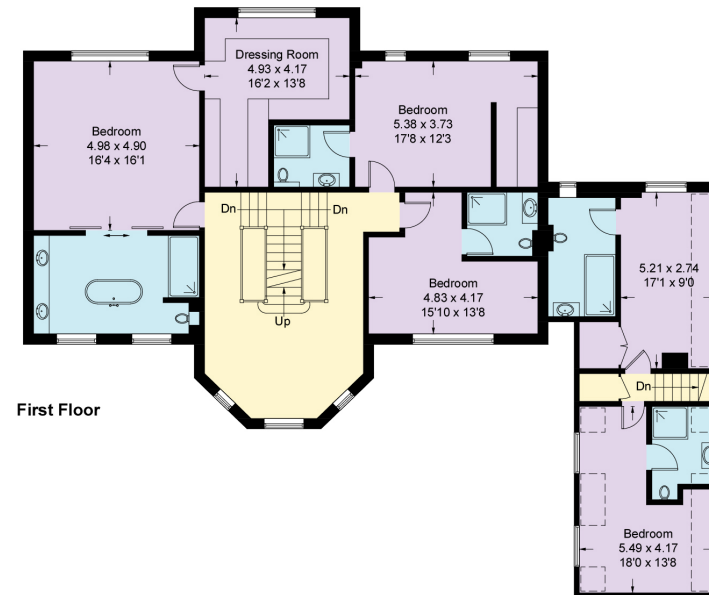
 = Reduced Headroom



Second Floor



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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Approximate Gross Internal Area = 5,478 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)

We would be delighted
to tell you more.

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