



WOODPECKER CLOSE,

Cobham KT11



SPACIOUS AND MODERN LIVING

Well presented family home, which has been finished to an excellent standard which extends to 5,651 square feet.

			EPC
5	5	4	C

Local Authority: Elmbridge Borough Council

Council Tax band: C

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £16,615

Available date: Now

Guide price: £10,000 per calendar month



COBHAM FAMILY RETREAT

The house is located in a quiet cul de sac in Cobham, convenient for access to the ACS International School and set behind electric wrought iron gates with ample parking to the driveway leading to the double garage. The rear garden is beautifully landscaped with an integrated watering system. A particular feature of the property is a superb double height glass atrium which connects the main house to a self contained annexe and garage.







LUXURY LIVING SPACES

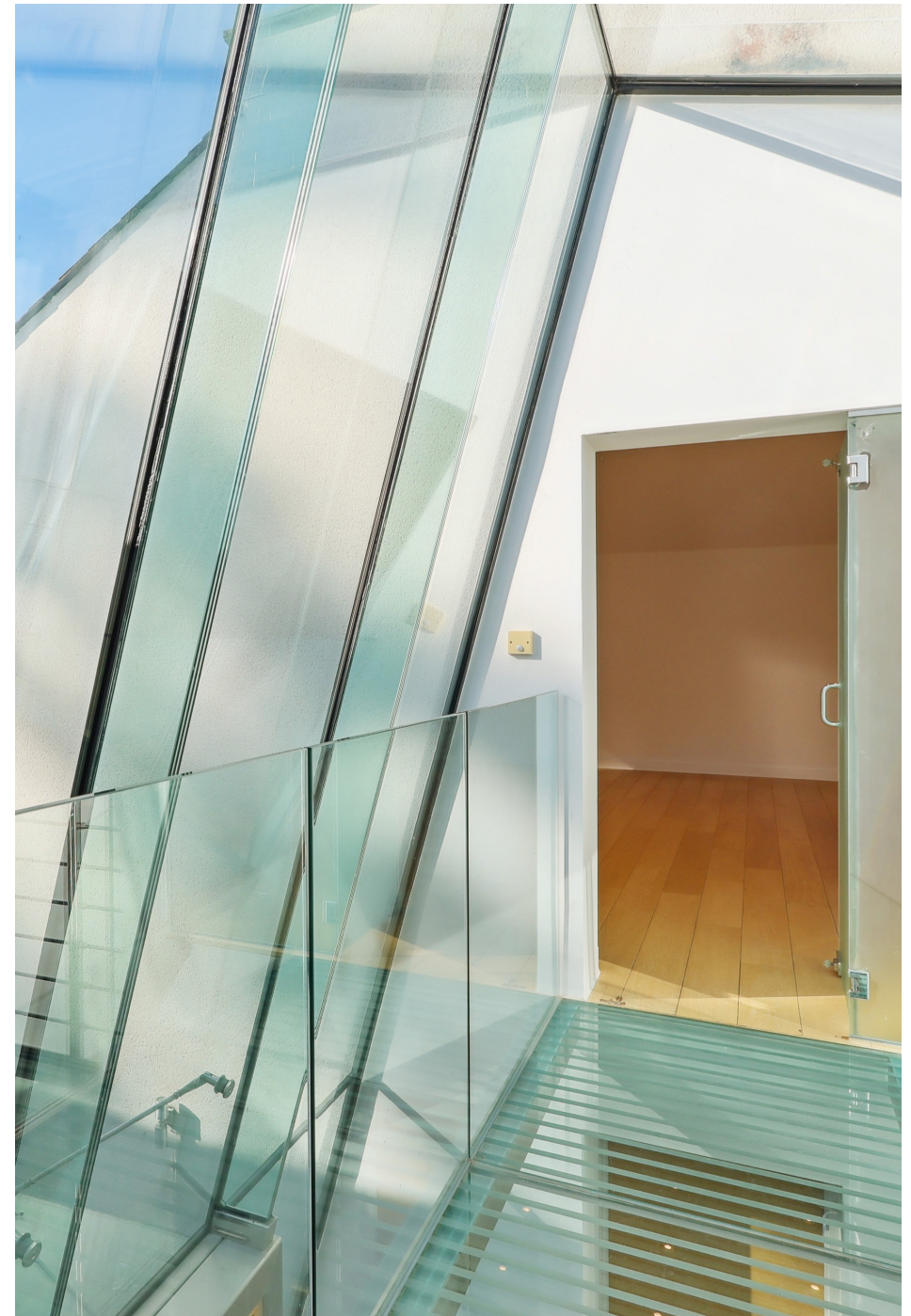
Leading from the main reception hall is the kitchen/breakfast room, study and family room. An additional reception hall leads to the master bedroom with dressing room and en suite bathroom, guest bedroom with en suite shower room, an additional guest bedroom with en suite bathroom, two further bedrooms and a family bathroom. In addition is a studio/annexe with shower room and a media/games room with home cinema and gymnasium.



OUTSTANDING SCHOOLS & LEISURE

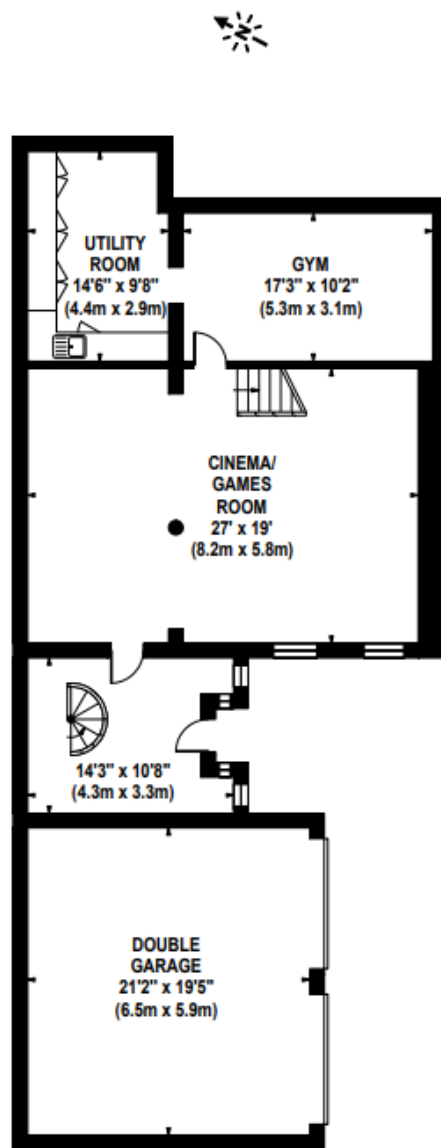
The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs and convenience stores making it a popular choice for families relocating to the area from the UK and overseas alike. It boasts close proximity to Stoke d'Abernon train station with services to London Waterloo in 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 .

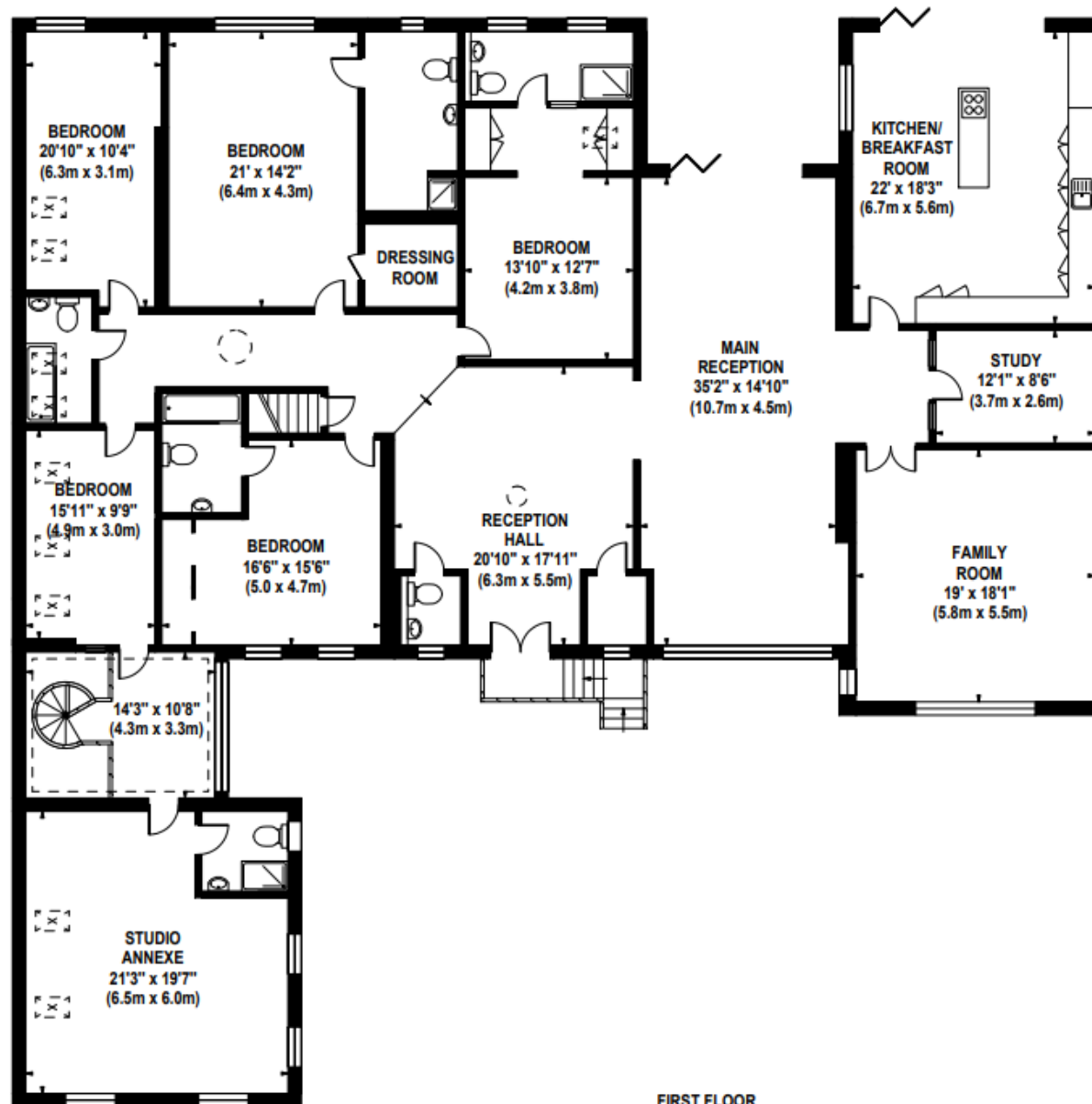








GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 5651 SQ FT / 525 SQ M

Approximate Gross Internal Area = 5,651 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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