



Hepburn House, 13 Eaton Park Avenue, Cobham, Surrey, KT11 2JJ

Guide Price: £5,450,000 Freehold



AN OUTSTANDING AND SUBSTANTIAL DETACHED RESIDENCE IN ONE OF COBHAM'S MOST SOUGHT-AFTER PRIVATE ROADS, SET IN SPECTACULAR GARDENS, NEARBY TO RAIL STATION

Grand reception hall - Cloakroom - Cloaks cupboard - Drawing room with doors to the terrace and garden - Bespoke fully-fitted kitchen with Miele & Liebherr appliances - Dining room - Family room - Study - Utility room - Boot room - Second cloakroom - Principal bedroom with en suite bathroom, dressing room and sauna - Guest bedroom suite - 4 further double bedrooms - Jack 'n' Jill bathroom - Shower room - Games/cinema room - Large store room - Basement/garage for 5 cars with electric charging points - Secluded garden and grounds - Council Tax band: H

We are delighted to offer for sale this outstanding and substantial family house situated in one of Cobham's most prestigious, private residential locations. Built by Octagon Developments, Hepburn House sits in beautiful gardens and grounds, offering a high level of privacy and seclusion.

Extensively refurbished by the current owners providing a stylish, elegant opulence complete with a bespoke designed interior, the property oozes luxury and ample bathrooms, a handcrafted one-of-a-kind fully-fitted kitchen specifically designed for Hepburn House, beautiful wood and tiled floors and bespoke cabinetry, a fabulous drawing room with unique doors opening onto the terrace and garden, as well as two further reception rooms and a study.

The impressive principal bedroom has an amazing en suite, a dressing room with handmade furniture, a walk-in wardrobe, sauna and the equally stunning guest bedroom suite is adjacent. All four further double bedrooms shout interior design with great attention to detail. There is a spectacular Jack 'n' Jill bathroom on the first floor and a charming shower room on the second floor, where you will also find a cinema/games room.

A particular feature of Hepburn House is the gorgeous garden and grounds. A full-width terrace provides the perfect spot for family gatherings and entertaining while an array of mature shrub borders and trees offer privacy and seclusion. To the front of the property, a newly-laid resin driveway provides ample parking space. It leads to an enormous basement with the capacity for five cars or conversion to a gymnasium, plus electric charging points and with access to a utility room, boot room and cloakroom.

Cobham

The mainline rail station has regular services to London Waterloo (approximately 40 minutes).

The A3 is just a short drive away and provides access to London, the M25 and motorway network, Heathrow and Gatwick airports.

An excellent choice of schools, including Parkside, Feltonfleet, Notre Dame and the ACS International School in Cobham, as well as Danes Hill in Oxshott.

A range of leisure amenities including Painshill Park, Cobham Mill and Claremont Park are nearby.

A wide selection of local shops, boutiques, bars, cafes, the cinema and international restaurants.

High street names and department stores are nearby in Kingston Upon Thames and Guildford.

Esher : 2 miles • Oxshott : 1 mile • Central London : 16 miles • Heathrow : 20 miles • Gatwick : 29 miles • Guildford : 10 miles (all distances are approximate)







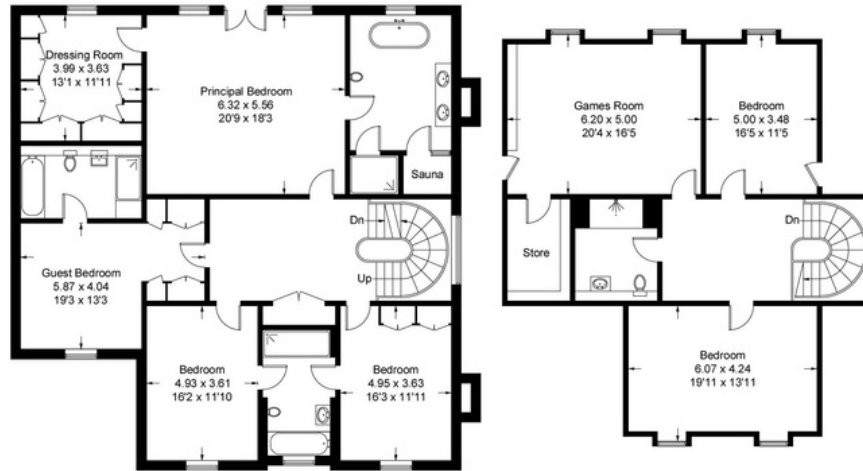


Eaton Park Road, KT11

Approximate Gross Internal Area = 645.2 sq m / 6945 sq ft

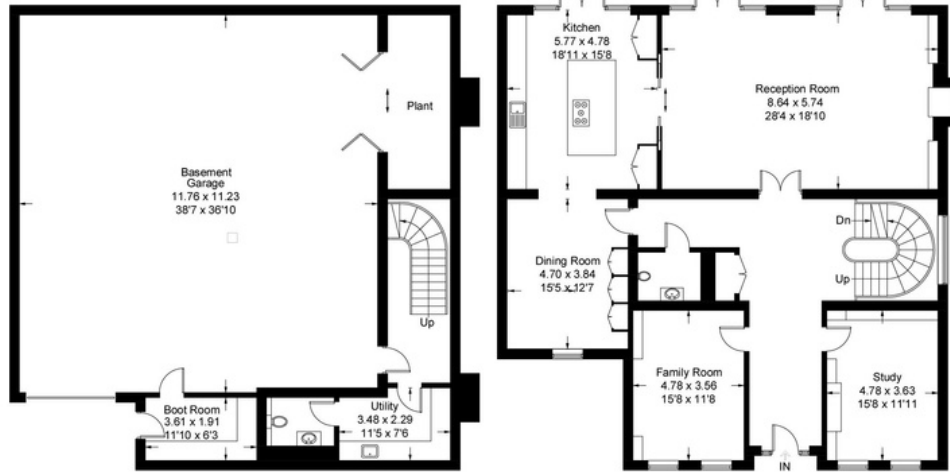


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First Floor

Second Floor



Basement Floor

Ground Floor

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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