



Iona Cottage Blundel Lane, Cobham, KT11 2SP

Price Guide £850,000 Freehold

HOW TO GET THERE
From our office in Oxshott, head down Oakshade Road then turn left onto Steels Lane. Iona Cottage is on the right just after the Blundel Lane junction.

SITUATION AND DESCRIPTION
Iona Cottage is a rarely available three bedroom detached cottage with mature west facing gardens and a detached garage with additional workshop and storage. The property has significant potential to extend and is in need of some modernisation.

It is situated within walking distance of Oxshott Heath, station and sports club, and provides easy access to the village and local schools.

ENTRANCE
Wooden porch with built-in seating, door into hallway with panelled ceiling and under-stairs store cupboard.

LIVING ROOM
14'3" x 13'6" (4.35m x 4.14m)
Rear aspect into bay window with brick fireplace and built-in shelving. Door to:

STUDY
11'11" x 8'4" (3.64m x 2.56m)
Side aspect with single casement door to rear garden.

DINING ROOM
12'5" x 8'10" (3.79m x 2.71m)
Dual aspect with panelled ceiling.

KITCHEN
11'11" x 5'10" (3.65m x 1.79m)
Side aspect with door to side access.
Range of wall and base units with stone worktop over, surface mounted one and a half bowl stainless steel sink with drainer and mixer tap. Wall mounted oven and grill, integrated electric hob with extractor over, free standing fridge/freezer and full height larder cupboard.

FAMILY ROOM
12'4" x 12'3" (3.78m x 3.75m)
Built-in shelving.

STAIRS TO FIRST FLOOR LANDING

MASTER BEDROOM
12'6" x 11'3" (3.82m x 3.44m)
Built-in wardrobes and access to eaves storage.

BEDROOM TWO
12'0" x 11'3" (3.66m x 3.44m)
Rear aspect with built-in wardrobes and access to eaves storage.

BEDROOM THREE
15'10" x 9'1" (4.84m x 2.77m)
Side aspect and access to eaves storage.

BATHROOM
Rear aspect, tile enclosed bath with shower over and pedestal wash hand basin.

CLOAKROOM
Rear aspect separate low level W.C.

REAR GARDEN
Laid mostly to lawn with circular patio area, vegetable garden and mature hedge borders. Covered side access.

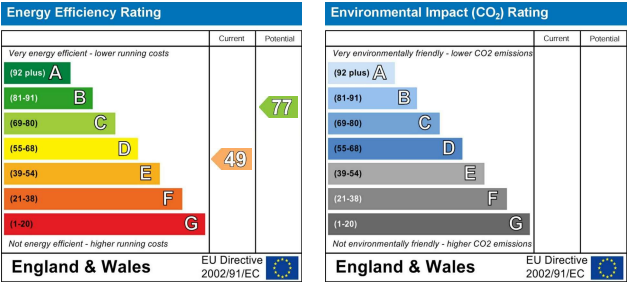
FRONT GARDEN
Lawn with planted borders, gravel driveway with parking for several cars.

GARAGE
15'11" m x 10'7" (4.86 m x 3.23m)
With power and light.

WORKSHOP
10'2" x 7'9" (3.11m x 2.38m)
With power, lighting and work bench.

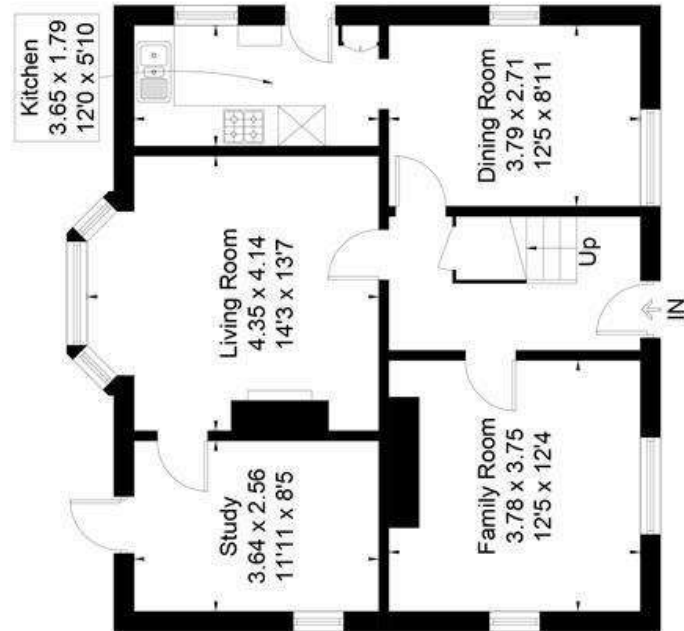
UTILITY STORE
9'8" x 6'0" (2.95m x 1.84m)
With power and light, butler sink and space for washing machine,

COUNCIL TAX
Band F - £3527.42 (2025/26)

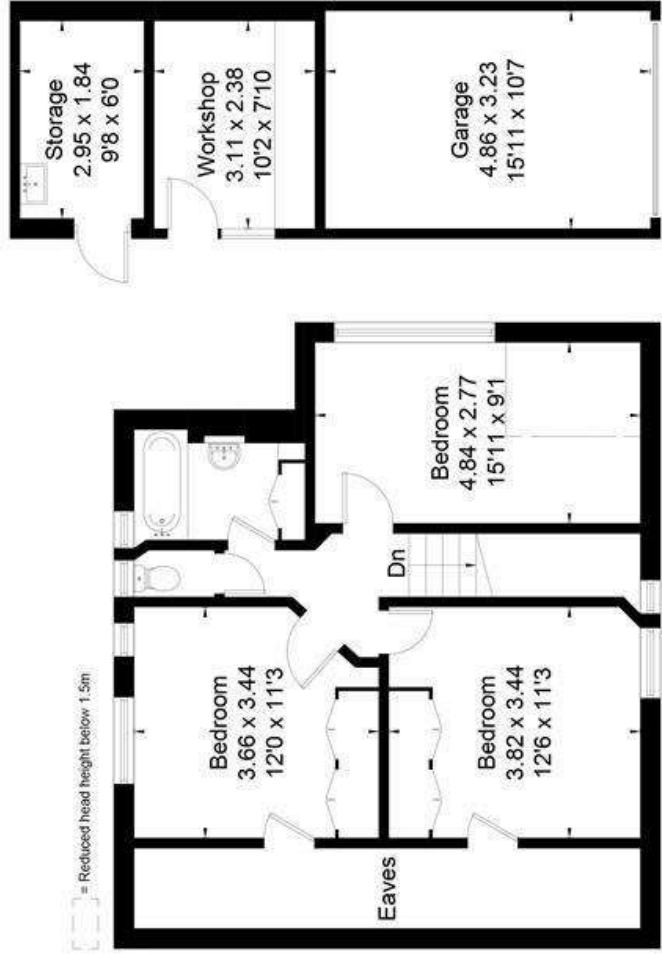




Approximate Floor Area = 129.9 sq m / 1398 sq ft
 Garage / Outbuilding = 28.7 sq m / 309 sq ft
 Total = 158.6 sq m / 1707 sq ft (Including Eaves)



Ground Floor



First Floor

(Not Shown In Actual
 Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93529