

Mill Road, Cobham, KT11



# Grade II listed property set in beautiful gardens

One of the oldest surviving properties in Cobham, dating back to the 16th Century, set in beautiful gardens of around 0.45 acres with views over the River Mole and fields beyond.

This wonderful Grade II listed property extends to around 3,500 sq ft over two floors with an additional 1,500 sq ft of outbuildings.

Timber framed, rendered to front, brick to return fronts and rear. Plain tiled roofs with large ridge stack to right of centre, end stacks to left and rear.



**Tenure:** Freehold

**Local authority:** Elmbridge

**Council tax band:** H

The ground floor consists of dining room, snug, drawing room/sitting room and kitchen leading through to an annexe with bathroom, which could be used as a granny/au pair annexe or office. Upstairs in addition to the principal bedroom suite are four further bedrooms, one bathroom and separate WC.

The outbuildings consist of a large barn, tool shed, an additional smaller barn which could be used as a gym with mezzanine floor and two separate garages.

One of the best features of this property are the beautifully landscaped gardens with extensive mature yew hedging, hornbeams and a fine horse chestnut tree. The outdoor terrace, perfect for al fresco dining, is surrounded by box hedging and offers lovely views over the garden.





## Location Description

A public footpath (with access) runs directly behind the property providing quick access to Cobham High Street.

Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo in about 38 minutes and to Guildford in about 23 minutes. There is easy access to the A3 which links to Junction 10 of the M25, which is useful for connections to London Gatwick and Heathrow Airport Cobham High Street offers a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie.

The excellent private and state schooling in the area includes Reed's School, ACS Cobham International School, Notre Dame School, Parkside School, Feltonfleet School in Cobham and Danes Hill School in Oxshott.









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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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