



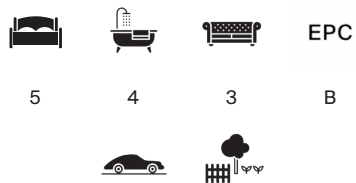
HEATH RIDGE GREEN

Cobham, KT11



A BESPOKE FAMILY HOME FOR SALE IN COBHAM, KT11

This spacious five-bedroom detached home, built by Stonehaven Homes in 2010, offers approximately 4,000 sq ft of versatile living space on a south-westerly facing plot.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Designed by the current owners and finished to a high specification, the property features concrete floors across all three levels, underfloor heating throughout, air conditioning in three bedrooms, and solar panels positioned at the rear.

The bright and spacious entrance hall leads to an open-plan kitchen, dining, and sitting area, complete with a central island and breakfast bar. Bi-fold doors open onto the rear garden, creating a seamless indoor-outdoor flow. There are two additional reception rooms on the ground floor, including a media room and a living room which features a flueless gas fireplace. Just off the kitchen, a utility room offers internal access to the integral garage, while a separate WC completes the ground floor.

On the first floor, there are three well-proportioned bedrooms, all boasting en-suite bathrooms, and a bespoke study with generous book shelving. The principal bedroom also features a generous walk-in closet.







The top floor includes two additional bedrooms, served by a family bathroom and complemented by extensive eaves storage.

To the front, the block-paved driveway provides off street parking for 3-4 cars and includes an EV charging point. The South-Westerly facing rear garden is mainly laid to lawn, with a patio ideal for outdoor dining and entertaining, bordered by mature trees and shrubs for privacy and greenery.

The area benefits from excellent transport links. Oxshott Station is approximately 0.8 miles on foot (1.8 miles by car), while Cobham & Stoke d'Abernon Station lies around 1.6 miles away. Both provide regular rail services to London Waterloo and Guildford. The A3 and Junctions 9 and 10 of the M25 are also nearby, offering convenient road access to Central London, Heathrow Airport, and Gatwick Airport.

Cobham High Street, approximately 2 miles away, features a Waitrose supermarket, an appealing range of boutique shops, and a wide choice of high-quality restaurants.

The area is well served by leading independent schools, including Reed's, ACS International School, Notre Dame, Parkside, Feltonfleet, and Danes Hill in Oxshott.





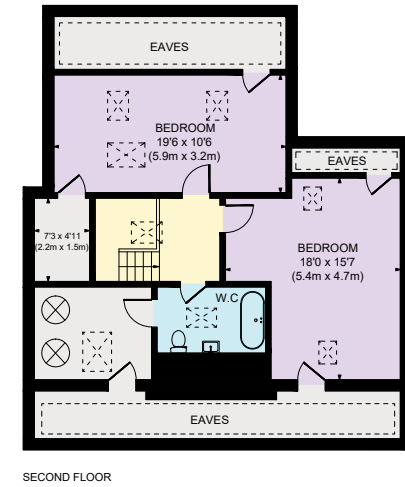
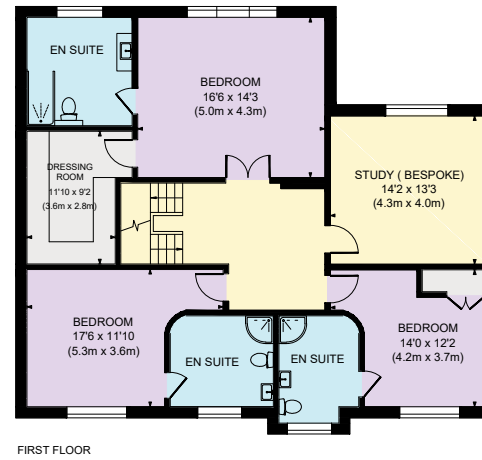
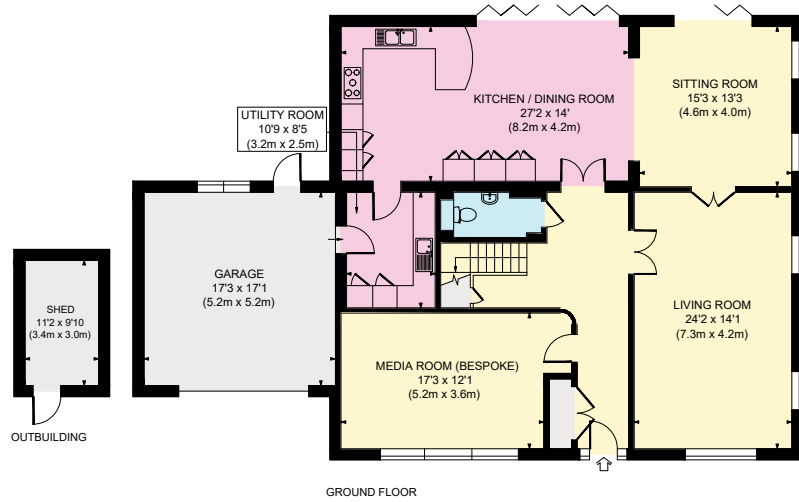
Approximate Gross Internal Area

Main House 3592 sq. ft / 333.71 sq. m

Garage 293 sq. ft / 27.30 sq. m

Outbuildings 73 sq. ft / 6.80 sq. m

Total 3958 sq. ft / 371.21 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Approximate Gross Internal Area = 371.21 sq m / 3958 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)

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