



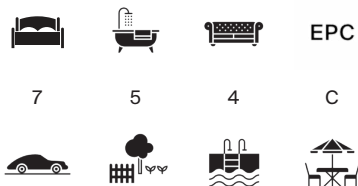
QUEENSGATE

Cobham, Surrey, KT11



SEVEN BEDROOM DETACHED FAMILY HOME WITH SWIMMING POOL | CHAIN FREE

Set within the exclusive Queensgate private estate, one of Cobham's most sought after residential addresses, Silver Birch is an impressive residence extending to over 4,500 sq ft.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

Occupying a beautifully landscaped and highly secluded plot, the property offers exceptional leisure and entertaining facilities, combining generous proportions with versatile accommodation to create a residence perfectly suited to modern family living.

Approached via a sweeping gravel driveway providing extensive parking and access to a large single garage, the house makes an immediate impression with its distinctive architecture and mature setting. Beyond the welcoming entrance hall, the accommodation unfolds seamlessly, offering an excellent balance of elegant reception rooms and comfortable everyday living spaces.









DESCRIPTION

The principal reception room is particularly noteworthy, enjoying superb proportions and attractive views across the gardens, while the formal dining room provides an elegant setting for entertaining.

A separate family room offers additional flexibility, complemented by a dedicated study, ideal for home working. At the heart of the home is a beautifully appointed kitchen/breakfast room, fitted with extensive cabinetry, quality work surfaces and ample preparation space, creating a practical yet highly sociable hub for family life.

An adjoining utility room enhances everyday functionality, while the conservatory serves as a striking year-round living and entertaining space. Flooded with natural light and opening directly onto the terraces and gardens, it is currently arranged as an impressive games room overlooking the pool and grounds.







DESCRIPTION

The bedroom accommodation is arranged over the upper floors and comprises six well-proportioned bedrooms, offering considerable flexibility for family living, guests, live-in support or additional home office space. The principal suite is particularly impressive, featuring a beautifully appointed en suite bathroom with a freestanding bath and separate shower. The remaining bedrooms are served by a selection of well-finished bath and shower rooms. A spacious galleried landing provides an attractive focal point to the first floor, adding both character and valuable informal living space.



The gardens are undoubtedly one of Silver Birch's defining features. Thoughtfully landscaped to provide a high degree of privacy and year-round enjoyment, the grounds incorporate mature planting, specimen trees and expansive lawns. At the far end of the garden, a heated outdoor swimming pool is surrounded by extensive stone terraces, creating a superb setting for summer entertaining. A contemporary covered pavilion offers the perfect space for outdoor dining and relaxation, while a pergola draped with established planting further enhances the character and maturity of the grounds.

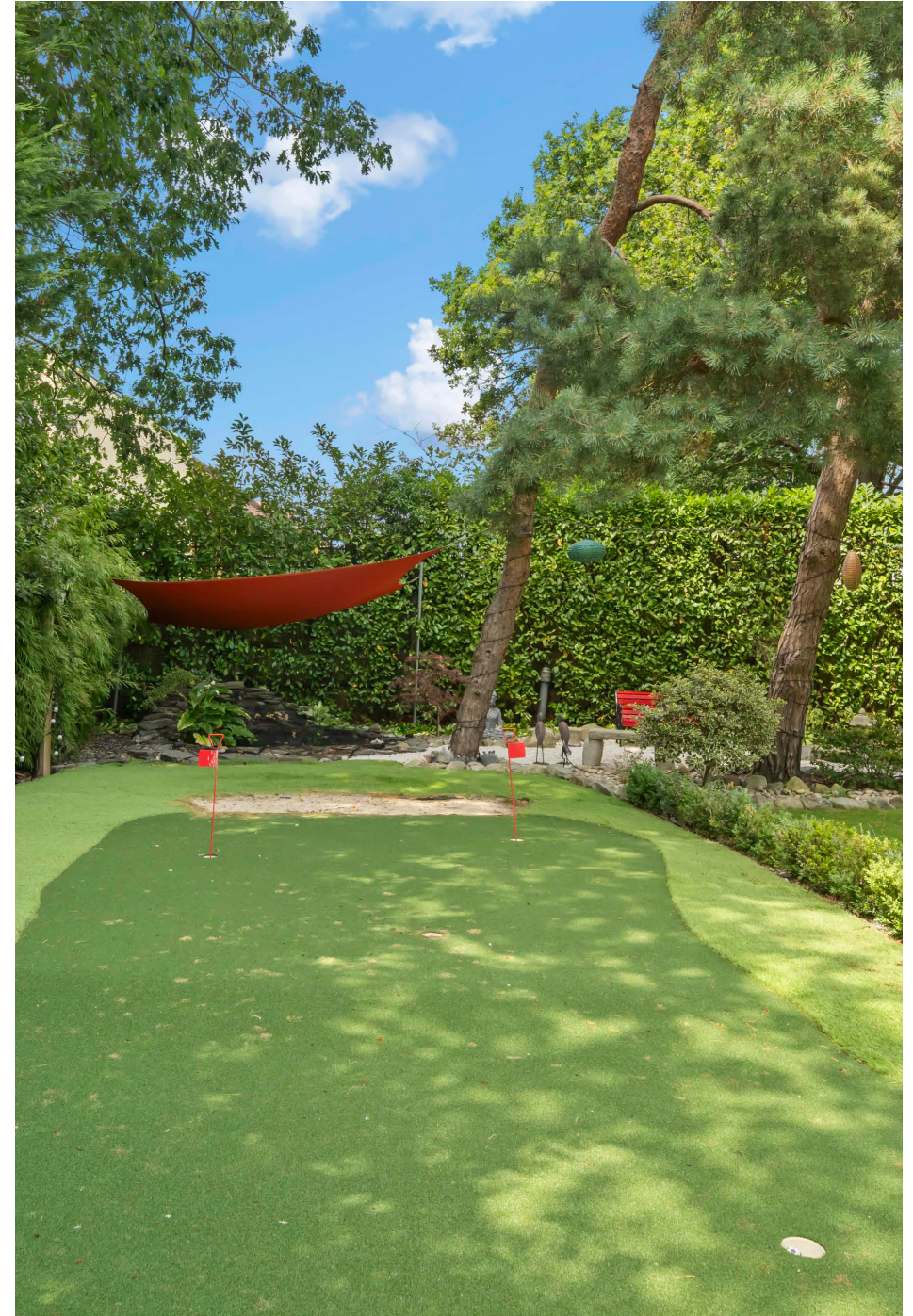




DESCRIPTION

For those with sporting interests, a private putting green provides a special recreational feature rarely found in homes of this calibre. Whether hosting family gatherings around the pool, entertaining beneath the outdoor pavilion or simply enjoying the tranquillity of the surroundings, the gardens offer a remarkable extension of the living accommodation and complete this exceptional family home.

Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports.





Approximate Gross Internal Area

Main House 4,273 sq. ft / 396.99 sq. m

Garage 315 sq. ft / 29.31 sq. m

Total 4,589 sq. ft / 426.30 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.

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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