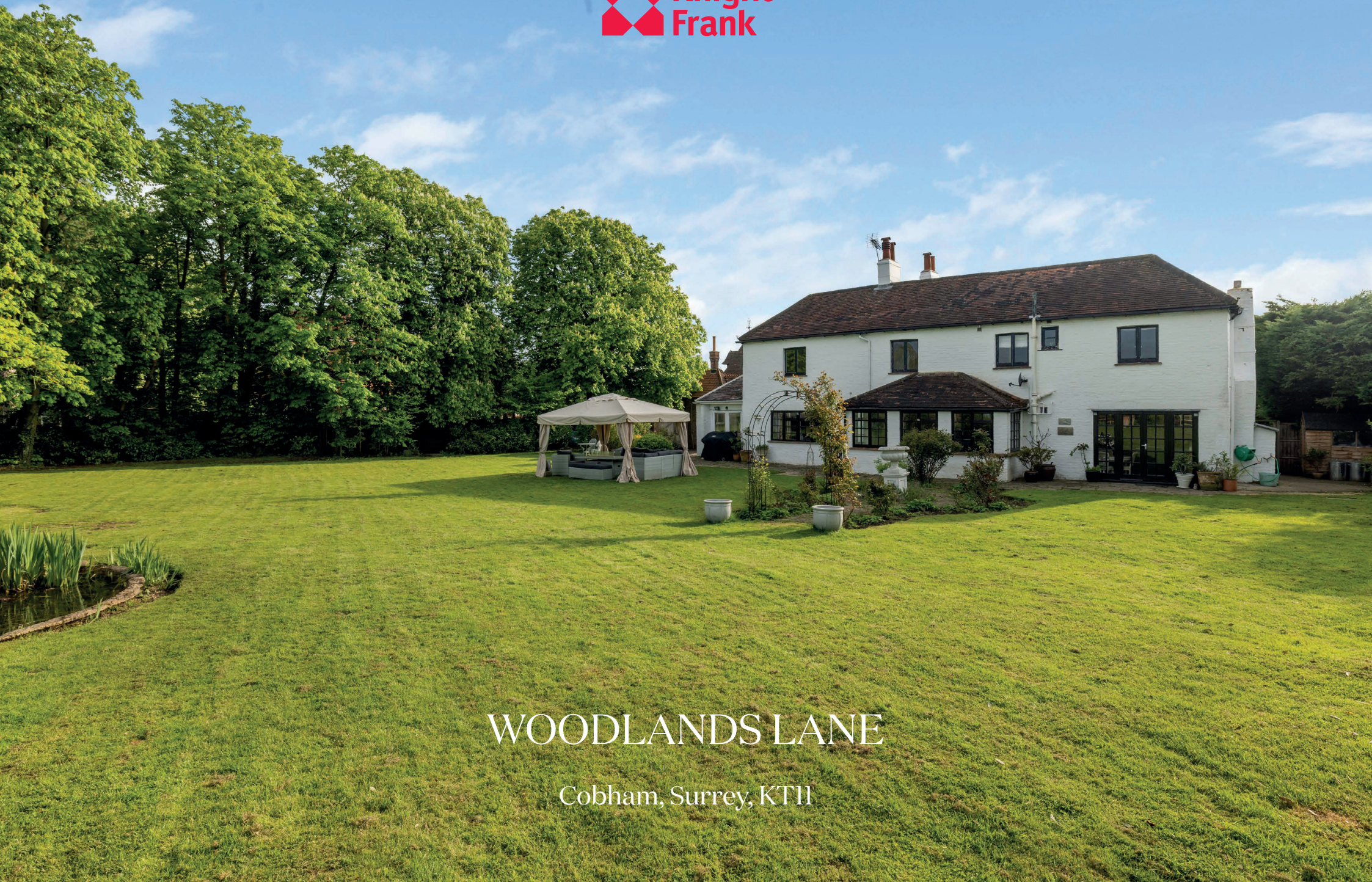




WOODLANDS LANE

Cobham, Surrey, KT11



HANDSOME CHARACTER HOME WITH FARMLAND VIEWS

Thought to date to the early 17th Century, this charming farmhouse showcases many period features while also being well-adapted to modern living.

			EPC
5	4	4	E
			

Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

The porch to the front of the house leads to the main reception hall which showcases the property's heritage with part of its three hundred year old wall being tastefully exposed. The reception hall leads to both the dual-aspect formal drawing room, with garden room to the side and also to the open-plan kitchen/breakfast room. A striking feature of the property is how well-proportioned the rooms are both on the ground and first floors. The open-plan kitchen with island, leads to a family room with the option of opening up these two rooms with folding doors to make a great entertaining space. A WC and utility room complete the ground floor.

A wide floodlight staircase with Georgian arch leads to the first floor where there are five good-sized bedrooms, three of which are en suite, and a family bathroom. The principal bedroom has its own dressing room in addition to its spacious en suite bathroom. All bedrooms benefit from large windows and high ceilings, reflecting the Georgian era.











DESCRIPTION

The property is in a secluded location, tucked back from Woodlands Lane. To the front of the property, the gravel driveway offers off street parking for several cars. There is also a large garage. The property is on a sizeable plot of 0.69 acres. The majority of the outdoor space comprises the large rear and side gardens which are laid to lawn with well stocked borders, a pond and some other formal landscaping. The view from the house and garden is quite unique in the area, overlooking grazing pastures to the rear of the property boundary. The property offers a rural lifestyle in a location where access to towns and villages is still within a few miles.

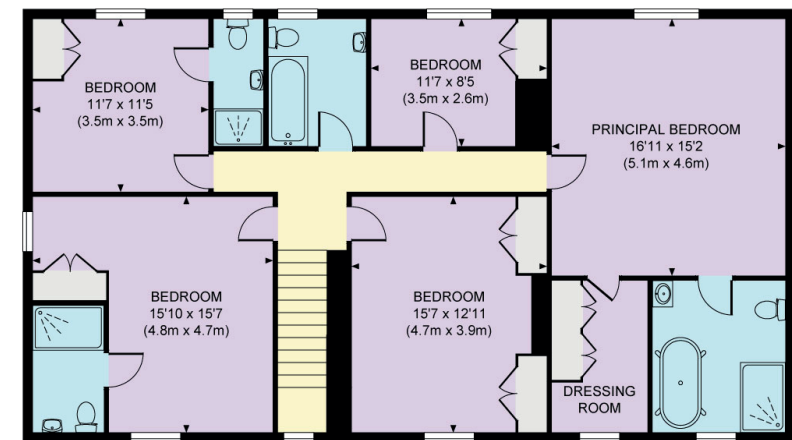
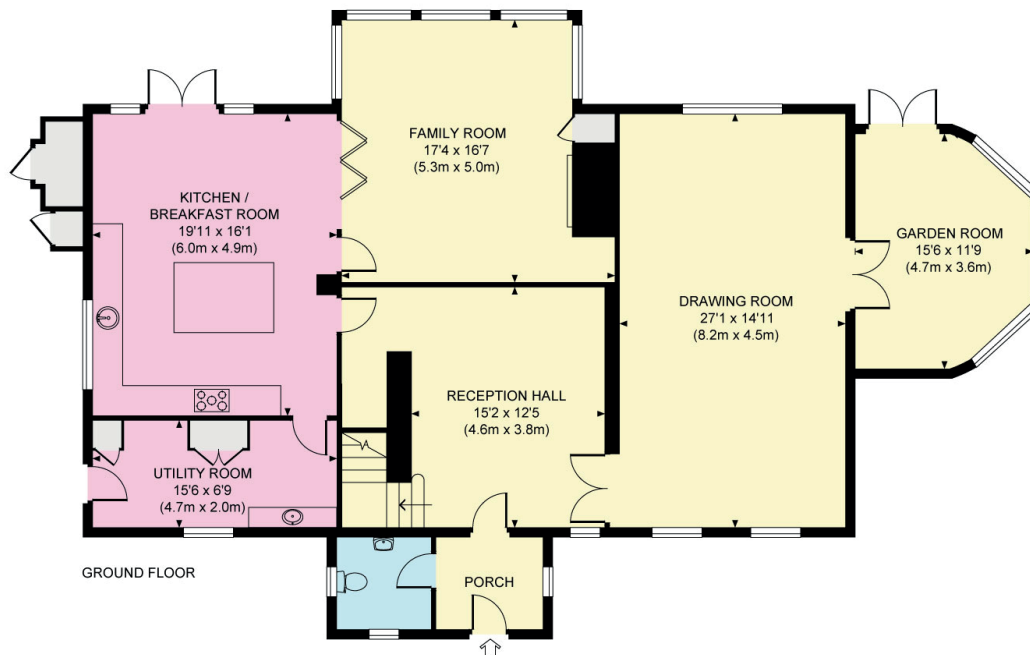
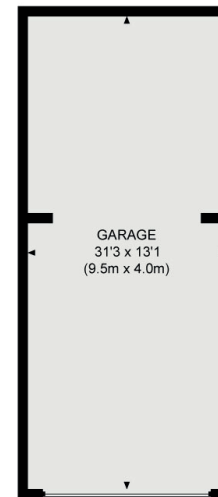


Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, café and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside. There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet, and Danes Hill in Oxshott, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas). Communication links are superb, with Cobham and Stoke d'Abernon train station which runs a direct service to London Waterloo. There is easy access to the M25 which is useful for connections to Gatwick, and Heathrow Airports.





Approximate Gross Internal Area
3040 sq ft / 282.4 sq m
Approximate Gross Internal Area Outbuildings
405 sq ft / 37.6 sq m
Total Gross Internal Area 3445 sq ft / 320.0 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 any 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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