



Links Green Way, Cobham,
Surrey **KT11**



Cobham, Surrey KT11

The principal reception rooms lead from the warm and welcoming entrance hall, including the drawing room with an open fireplace and fully fitted kitchen/dining area leading to a delightful snug area overlooking the rear garden. The ground floor is completed with a utility room, cloakroom and access to the garage. On the first floor is the large principle bedroom with four four-piece bathroom suites and walk-in wardrobe. In addition, there are three further bedrooms with two large family bathrooms.



Guide price: £12,500 per calendar month

Furniture: Available unfurnished

Tenancy available from: 30th November 2023

Minimum length of tenancy: 12 months

Deposit: £17,307.69

Local authority: Elmbridge

Council tax band: H



Further floors

On the second floor is a large games room with a projector screen, an additional two double bedrooms, and a family bathroom. Externally, the garden is a particular feature of the property, with folding doors leading out to the patio area. To the front of the property is parking for 4+ cars and a double garage.





The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs and convenience stores, making it a popular choice for families relocating to the area from the UK and overseas alike. It features proximity to Stoke d'Abernon train station with services to London Waterloo in 40 minutes and Guildford in 20 minutes, not to mention excellent access to the A3 and M25 motorways, providing links to central London and Heathrow and Gatwick airports. Some of the finest State and Private Schools in the Home Counties are situated close to Cobham, including the ACS Cobham International School, Parkside, Notre Dame, Feltonfleet and Danes Hill - both co-educational. There are a number of recreational facilities in the area, including the prestigious St George's Hill and Burhill Golf Club, David Lloyd Fitness Centre in Weybridge and Tennis Clubs in Cobham, Oxshott and Esher.



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Approximate Gross Internal Area = 540.4 sq m / 5817 sq ft
 (Including Void / Reduced Headroom)
 Void / Reduced Headroom = 45.2 sq m / 487 sq ft
 Total = 495.2 sq m / 5330 sq ft
 (Excluding Void / Reduced Headroom)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. 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. www.london38.com © 2021. hello@london38.com

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