



ST. ANDREWS GARDENS

Cobham, Surrey, KT11



# AN IMPRESSIVE FIVE BEDROOM FAMILY HOME IN COBHAM, KT11

Situated in a prime position at the end of a quiet residential road within the highly sought-after St Andrews Gardens, this exceptional five-bedroom family home offers a rare sense of privacy, space and outlook.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



## DESCRIPTION

Enjoying an enviable setting with no immediate neighbouring properties and attractive views across playing fields, the property provides a peaceful and secure environment, while remaining within easy reach of Cobham High Street and a selection of highly regarded schools.

The accommodation is beautifully arranged and thoughtfully extended, with a particular highlight being the impressive open-plan kitchen/dining room. Modern in design and ideal for contemporary living, this space is flooded with natural light and seamlessly connects to the garden via bifold doors.

A generous living room and separate family room further enhance the ground floor, creating excellent versatility for both relaxed family life and entertaining. A utility room and integral access to the double garage add to the practicality of the layout.











## DESCRIPTION

Upstairs, the property offers five spacious bedrooms, including a generous principal suite, alongside well-appointed family bathroom facilities. The overall feel throughout is one of light, space and comfort.

Externally, the beautifully maintained rear garden enjoys a sunny aspect and has been carefully landscaped to create a private and inviting outdoor space. A stylish decking area provides the perfect setting for al fresco dining and entertaining, while the mature planting and partially walled boundaries enhance both privacy and character. To the front, a generous driveway offers ample parking in addition to the double garage.

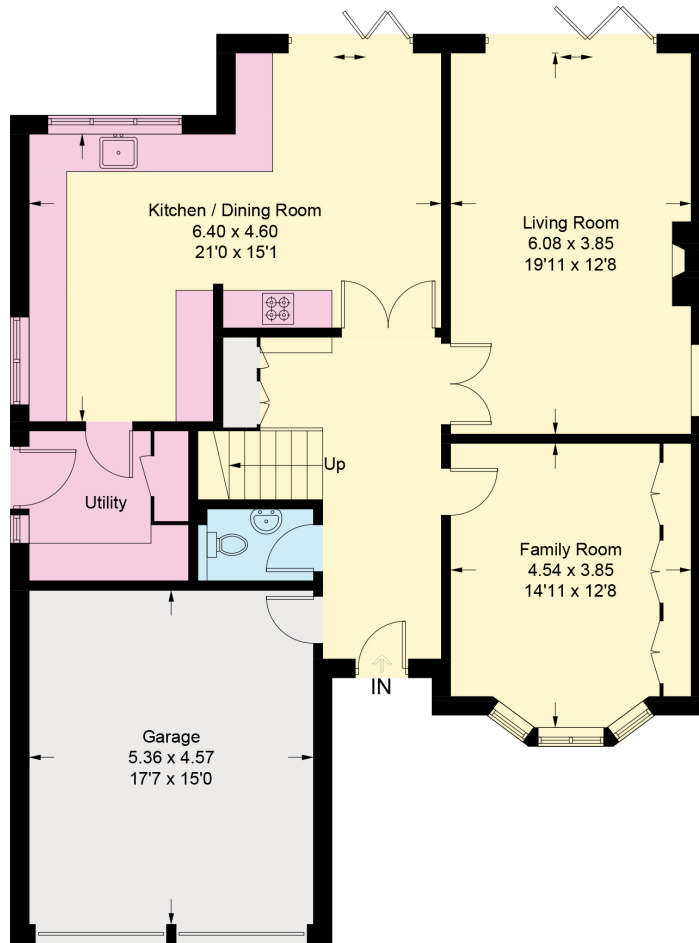
Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station.



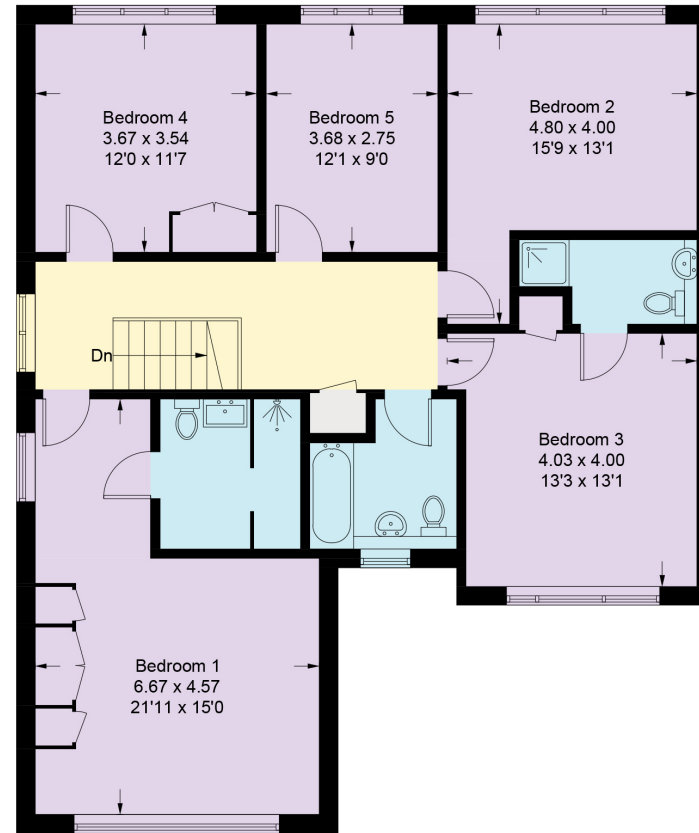


# St. Andrews Gardens, KT11

Approximate Gross Internal Area = 232.7 sq m / 2505 sq ft  
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311548)

Approximate Gross Internal Area = 232.7 sq m / 2505 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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