



THE BARTON,

Cobham KT11



GENEROUS PROPORTIONS AND ELEGANT DESIGN

An outstanding family residence set within the prestigious Fairmile Estate, offering an exceptional standard of living in one of the area's most sought-after enclaves. Ideally positioned for ACS International School.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Furniture: Unfurnished

Deposit amount: £17,307.69

Available date: Now

Guide price: £12,500 per calendar month



Upon entering, a welcoming and spacious entrance hall sets the tone for the accommodation, leading through to a series of beautifully appointed reception spaces. The principal drawing room provides a refined yet comfortable setting for formal entertaining, while a dedicated games room and an additional playroom offer excellent versatility for families of all ages. At the heart of the home lies an impressive open-plan kitchen/breakfast/family room, thoughtfully designed to create a seamless hub for daily living and entertaining alike. This space is flooded with natural light, with a wall of bi-folding doors opening directly onto the rear terrace, effortlessly blending indoor and outdoor living.







Upstairs, the first floor offers an excellent arrangement of bedrooms, including a luxurious principal suite with a dressing room and en suite bathroom, alongside a well-appointed guest suite, three additional bedrooms and a family bathroom. The top floor provides two further bedrooms (bedrooms five and six) which share an additional family bathroom, offering ideal space for guests, older children or staff accommodation.

Externally, the property is approached via an attractive carriage driveway, providing ample off-street parking for multiple vehicles and enhancing the home's impressive kerb appeal.

This superb residence offers an exceptional balance of elegant entertaining space, practical family accommodation and outstanding leisure facilities, all within a prime Fairmile Estate location close to excellent schools and local amenities.



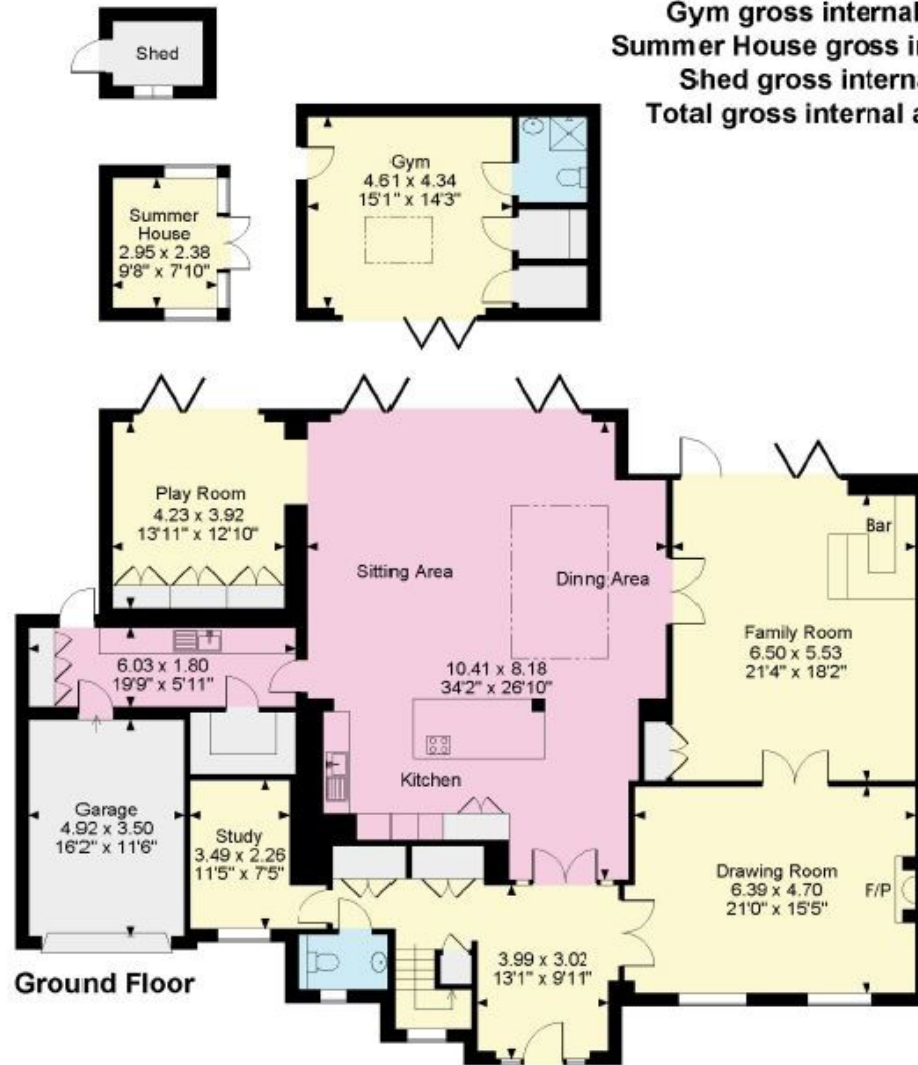
The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs and convenience stores making it a popular choice for families relocating to the area from the UK and overseas alike. It boasts close proximity to Stoke d'Abernon train station with services to London Waterloo in 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. Situated close to Cobham are some of the finest State and Private Schools in the Home Counties including the ACS Cobham International School, Parkside, Notre Dame, Feltonfleet and Danes Hill - both of which are 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.







Main House gross internal area = 4,525 sq ft / 421 sq m
 Garage gross internal area = 185 sq ft / 17 sq m
 Gym gross internal area = 303 sq ft / 28 sq m
 Summer House gross internal area = 76 sq ft / 7 sq m
 Shed gross internal area = 33 sq ft / 3 sq m
 Total gross internal area = 5,122 sq ft / 476 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

Approximate Gross Internal Area = 476 sq m / 5,122 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)

We would be delighted
to tell you more.

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