



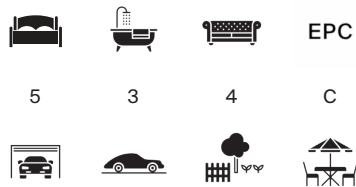
THE GARTH

Cobham, Surrey, KT11



FIVE BEDROOM DETACHED HOME IN COBHAM, KT11

This outstanding family home has recently been comprehensively refurbished and extended to provide over 3,000 sq ft of beautifully presented accommodation arranged over two floors.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

The impressive entrance hall offers a light and welcoming introduction, with elegant interiors and LVT herringbone flooring setting the tone throughout. The principal sitting room is a generous dual-aspect space with access to the garden, complemented by a separate formal dining room and an additional front-facing reception room, ideal for use as a study or home office.

At the heart of the house is an outstanding open-plan kitchen, breakfast and family room, designed for everyday living and entertaining. The kitchen is fitted with a comprehensive range of cabinetry, Siemens appliances, a Quooker boiling water tap and a substantial central island. Distinct areas for dining and relaxed seating are enhanced by a skylight and full-width bi-fold doors opening onto a generous terrace and garden beyond. A fully fitted utility room provides access to the integral double garage, and a stylish cloakroom completes the ground floor.







The first floor offers five bedrooms, including an impressive principal suite with dressing room and luxurious en-suite bathroom featuring a walk-in shower, freestanding bath and porcelain tiling. Bedroom two also benefits from an en-suite shower room and Juliette balcony. Three further bedrooms are served by a modern family bathroom, with all bathrooms benefiting from underfloor heating.

Set on an attractive corner plot, the property is approached via secure gates and a newly laid resin driveway. The garden is mainly laid to lawn with mature planting, complemented by a woodland-style area to the side and a resin terrace ideal for entertaining. The position offers a good sense of privacy while remaining within reach of a number of sought-after schools.



The Garth is located a short distance from Cobham High Street and Cobham & Stoke d'Abernon Train Station. There is also easy access to the A3, which links to Junction 10 of the M25. Cobham also boasts an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

NB: Some images used contain CGI furniture, so please call for any additional information



The Garth, KT11

Approximate Gross Internal Area = 298.2 sq m / 3210 sq ft
(Including Garage)

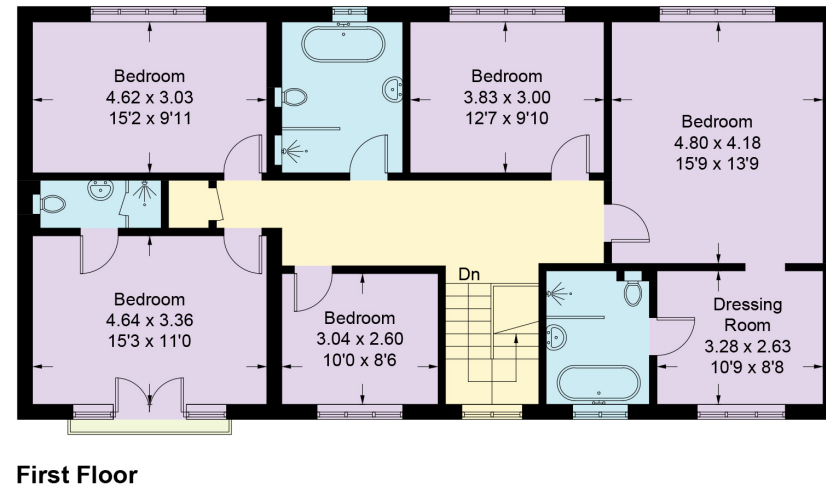
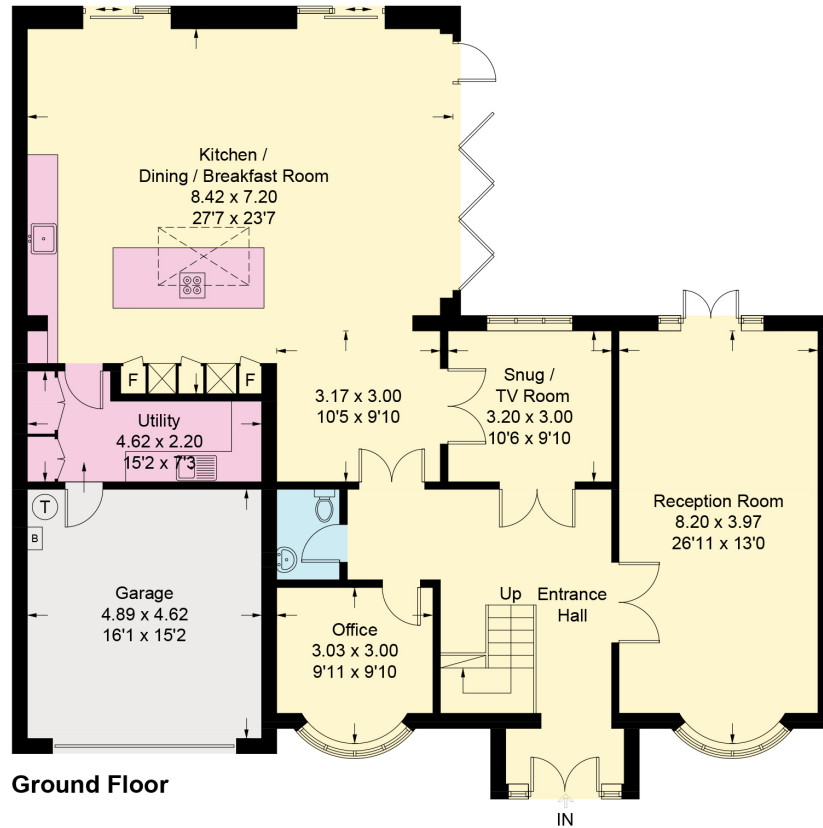


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291592)

Approximate Gross Internal Area = 298.2 sq m / 3210 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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