

JOSE BILAO



Mizen Lodge

Oxshott Way Estate Cobham, KT11

5 Bedrooms | 4 Bathrooms | 4 Reception Rooms

To Let

£ 12,500 PCM



At a Glance

A well-balanced five-bedroom detached home set within one of Cobham's most established private estates, offering over 4,200 sq ft of thoughtfully arranged living space.

Mizen Lodge has been carefully reworked over time to suit modern family living, without losing the character and proportions of the original house. The result is a home that feels both practical and considered, with a layout that adapts easily to everyday life as well as more formal occasions.

Key Features

- Approx. 4,286 sq ft of internal accommodation
- Five bedrooms, four bathrooms
- Four reception rooms
- Kitchen with Sub-Zero & Wolf appliances
- Top-floor suite with dressing room
- South-facing garden with jacuzzi
- Gated entrance with driveway parking
- Double garage with pet shower
- Private estate setting



Ground Floor Living

The ground floor is arranged to offer flexibility without compromising flow. A series of reception rooms provide clearly defined spaces, allowing the house to work just as well for day-to-day living as it does for entertaining.

The main living room is centred around a fireplace, creating a more relaxed atmosphere during the colder months, while the overall layout allows rooms to be opened up or used independently depending on the occasion.

At the centre of the house, the kitchen and breakfast room has been designed with a clear focus on function and flow. Sub-Zero and Wolf appliances, underfloor heating and generous work surfaces create a space that is both practical and refined. Bi-fold doors open directly onto the terrace, naturally extending the living space outdoors during warmer months.

A separate utility room sits just off the kitchen, fitted with a large American-style washing machine and dryer, keeping the practical side of the house discreetly out of view.







Bedrooms & Suites

The first floor provides four well-proportioned bedrooms and three bathrooms, including two en-suites. The rooms are consistent in scale and layout, offering flexibility for family living, guests or working from home.

A guest bedroom with a vaulted ceiling introduces a subtle change in character, giving the space a more open and distinctive feel.

The top floor is arranged as a private suite, comprising a large bedroom, walk-in dressing room and a well-appointed luxury en-suite bathroom. This level offers a degree of separation from the rest of the house, creating a more private environment. It works equally well as a principal suite, guest accommodation or a self-contained space for older children, depending on how the house is used.







Gardens & Grounds

The house sits on a corner plot with a south-facing orientation, allowing natural light to move across the property throughout the day.

The garden wraps around the house and provides a balanced mix of lawn and patio areas, designed to be used rather than simply maintained. The layout allows for both open space and more private areas, depending on how it is enjoyed.

A jacuzzi is positioned within the setting, offering a more secluded space to unwind.

To the front, the property is approached via a secure gated entrance, with driveway parking for multiple vehicles. A double garage sits alongside, complete with a dedicated pet shower — a practical addition for those with dogs, particularly given the surrounding countryside.





Specifications

Approximate internal area: 4,286 sq ft

Tenure: To Let
 Furnishing: Part furnished
 Council tax band: [to be confirmed]

The property benefits from a gated entrance, private estate setting, and a layout designed to accommodate both family living and more formal use.

Floor plan and energy performance certificate are included within this brochure.



Total: 4286 sq. ft
 Ground Floor: 2190 sq. Ft, 1st Floor: 1483 sq. Ft, 2nd Floor: 613 sq. ft
 Excluded Areas: Low Ceiling: 174 sq. Ft, Open To Below: 4 sq. Ft, Walls: 355 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Setting & Location

The Oxshott Way Estate is known for its established homes and well-kept surroundings, offering a sense of privacy while remaining well connected.

Cobham High Street is within easy reach, providing a selection of independent shops, cafés and restaurants, as well as everyday amenities. Local favourites include Grappelli for Italian dining, Kinjo for Japanese cuisine, and Fego for relaxed, all-day dining. The area has a strong sense of community, while still appealing to those looking for space and discretion.

The area is equally well suited to an active lifestyle. Painshill Park, a beautifully landscaped historic parkland, is nearby, along with Silvermere Golf Complex and a range of local tennis, rugby and cricket clubs. The surrounding countryside also provides easy access to walking and outdoor space.

Cobham & Stoke D'Abernon station offers direct access to London Waterloo, making it a practical option for commuting. The A3 and M25 are also easily accessible, connecting to both central London and the wider motorway network.

Cobham is particularly well regarded for schooling, both state and independent. Options include ACS International School Cobham, Reed's School, Danes Hill School, Parkside School, and Feltonfleet School, all of which contribute to the area's ongoing appeal for families



Viewings and Contact Information

Mizen Lodge represents a rare opportunity to rent a house of this scale and setting within the Oxshott Way Estate.

Homes within this private estate seldom come to the rental market, particularly with this level of accommodation and balance of space. Viewings are strictly by appointment.

For further information or to arrange a private viewing, please contact:

Quote reference JD0696 for all enquiries



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