



FAIRACRES

Cobham, Surrey KT11



A SIX BEDROOM DETACHED HOME FOR SALE IN COBHAM, KT11



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

- Six well-proportioned bedrooms
- Principal suite featuring an en-suite bathroom and dressing room
- Three generous and versatile reception rooms
- Newly installed garden studio with WC and a sheltered outdoor area
- Well-presented throughout
- Recently lapsed planning permission to extend to approximately 5,000 sq ft
- Garage with adjoining utility area
- Attractive paved driveway
- Substantial 0.37-acre corner plot
- Conveniently located close to ACS International School and Cobham Free School
- Peaceful cul-de-sac setting











DESCRIPTION

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.

There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

There is easy access to the A3, which links to Junction 10 of the M25, which is useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.



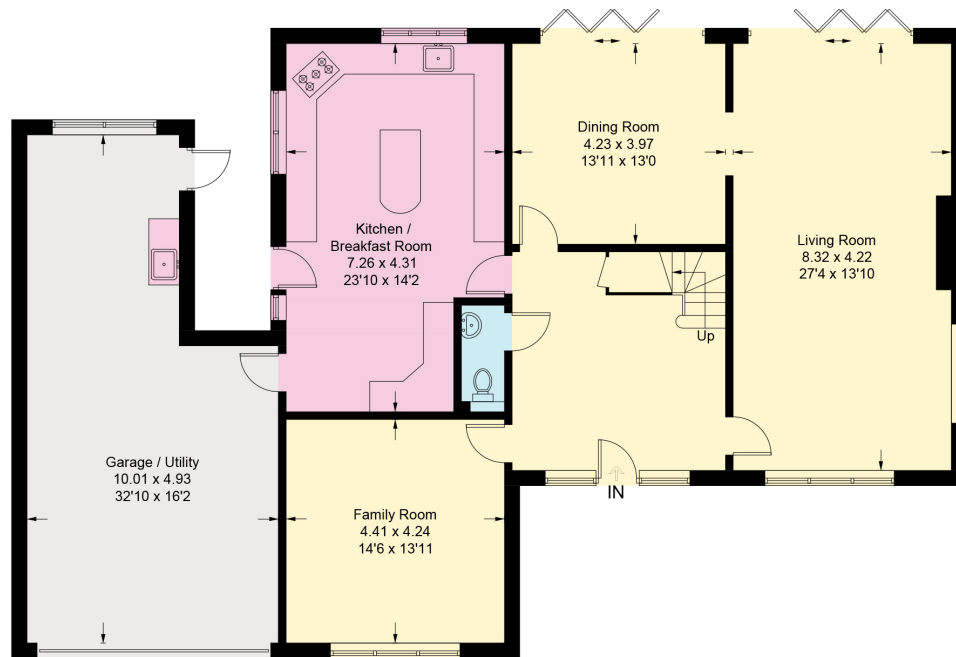


Fairacres, KT11

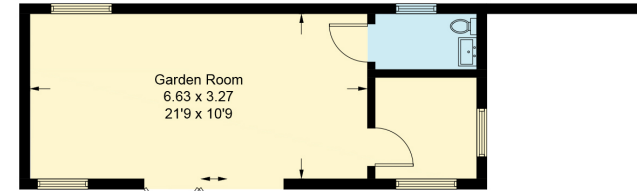
Approximate Gross Internal Area = 286.5 sq m / 3084 sq ft
 Garden Room = 28.6 sq m / 308 sq ft
 Total = 315.1 sq m / 3392 sq ft



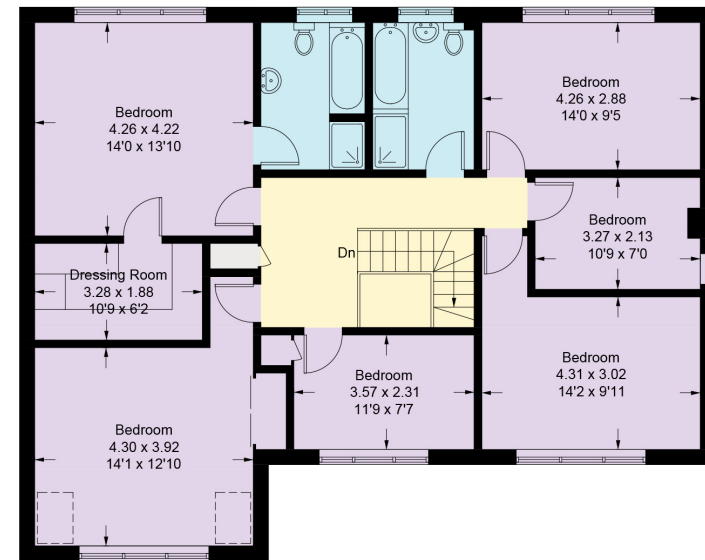
= Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271095)

Approximate Gross Internal Area = 315.1 sq m / 3392 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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