



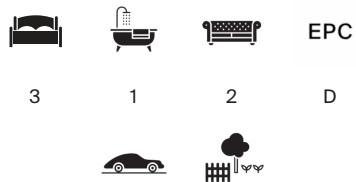
OLD LANE

Cobham, Surrey, KT11



THREE BEDROOM SEMI-DETACHED HOME | COBHAM KT11

This charming home is ideally positioned within easy reach of
Effingham Junction station.



Local Authority: Guildford Borough Council

Council Tax band: E

Tenure: Freehold



DESCRIPTION

Owned by the same family for 33 years, the property has been well-maintained and presents an exciting opportunity to create a home tailored to individual requirements, with considerable scope for future enhancement and potential to extend, subject to the necessary planning consents. This attractive home offers a rare opportunity to acquire a well-located village property in a sought-after Surrey setting.

The ground floor provides a welcoming open-plan sitting and dining room, creating an excellent space for both everyday living and entertaining. Bifold doors from the sitting room open onto the rear garden, providing a seamless connection between the indoor and outdoor space. The kitchen is well arranged and also enjoys access to the rear of the property. A useful storage cupboard and a guest WC complete the ground floor. Upstairs, the property offers three bedrooms served by a family bathroom.











LOCATION

Old Lane enjoys a convenient position on the edge of both Cobham and East Horsley, within easy reach of Effingham Junction station (0.3 miles) and surrounded by some of Surrey's most attractive countryside. The area is particularly well regarded for its excellent schooling, including The Howard of Effingham School, St Lawrence Primary School, Manor House School, St. Teresa's, Cranmore School and Glenesk School, with a number of other highly regarded state and independent schools available in the surrounding area (subject to catchment area).

For commuters, Effingham Junction station provides regular services to London Waterloo, while nearby Horsley and Cobham offer further rail connections. Road communications are excellent, with the A246 providing links to Guildford and Leatherhead, and Junction 10 of the M25 approximately five miles away, giving access to the national motorway network, Heathrow and Gatwick airports.

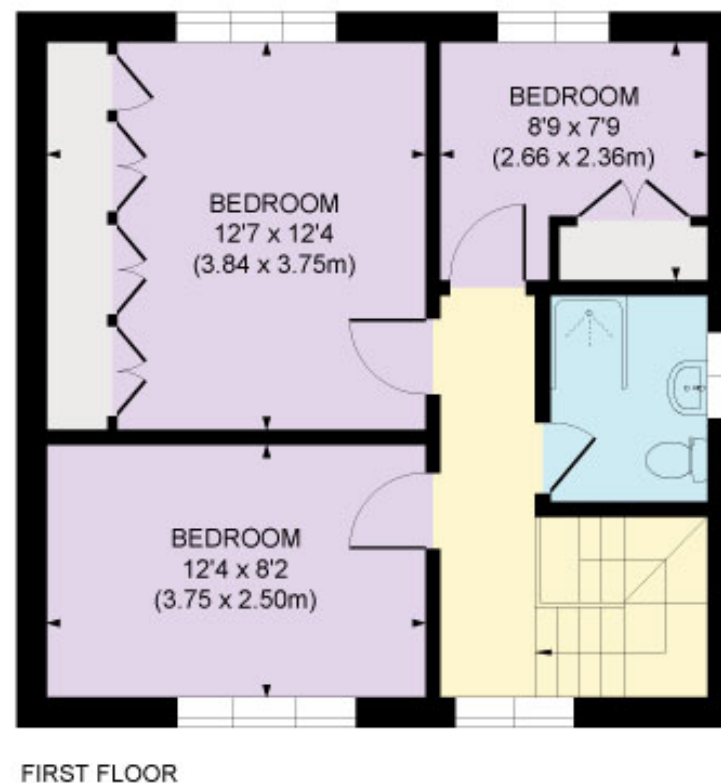
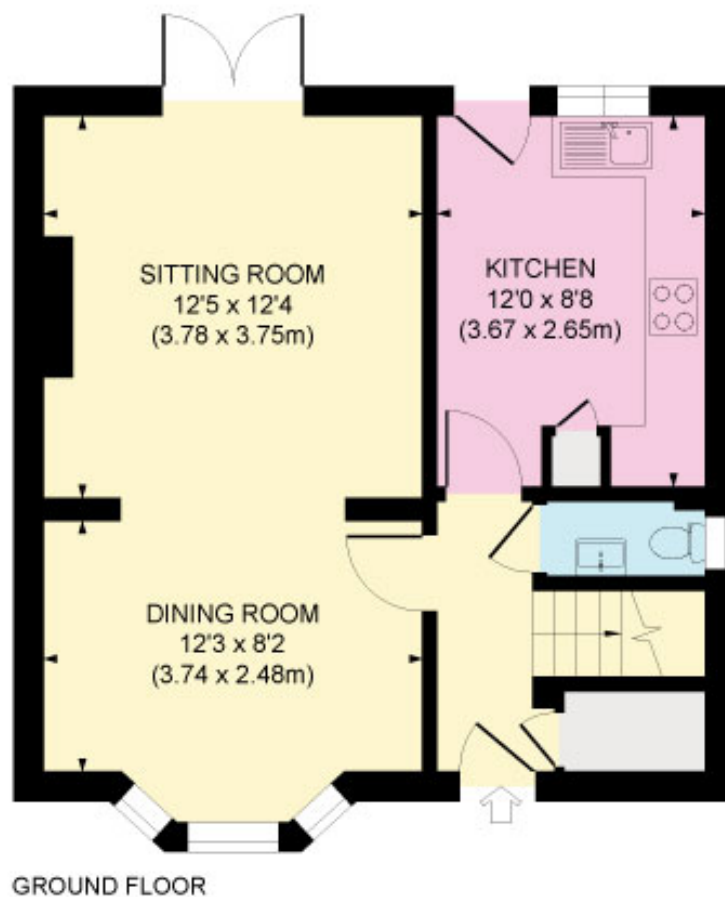
The nearby villages of East Horsley, Effingham and Cobham offer an excellent range of everyday amenities, including independent shops, cafés, pubs and restaurants, together with supermarkets, healthcare facilities and leisure clubs. Cobham's vibrant High Street is particularly popular, with a selection of boutique retailers, eateries and well-known brands.

In accordance with Section 21 of the Estate Agents Act 1979 (Declaration of Interest), please be advised that the vendor of this property is related to a member of the Cobham Knight Frank team.





Approximate Gross Internal Area
924 sq. ft / 85.85 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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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