

JOSE BILAO
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Portsmouth Rd Cottage Cobham, KT11

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

Guide Price
£500,000



At a Glance

Tucked away on one of Cobham's most established roads, this two-bedroom terraced cottage offers the rare combination of period character and a central village position. Set behind a low brick wall with a traditional front garden, the property extends to approximately 829 sq ft across two floors, with an additional 152 sq ft detached outbuilding currently configured as a home office.

With a separate reception room, open-plan kitchen and dining room, and two well-proportioned bedrooms on the first floor, this is a home that delivers genuine flexibility. The south-facing rear garden provides private outdoor space, while the detached outbuilding adds the kind of versatile workspace that modern professional life demands.

For those who value the ease of village life without compromising on London connectivity, Portsmouth Road places you within walking distance of Cobham High Street and a short drive from the A3 and M25.

Key Features

- 2 bedrooms across a generous first floor
- Open-plan kitchen and dining room
- Separate sitting room
- Useful utility room with garden access
- Family bathroom
- Detached outbuilding with power (152 sq ft)
- South-facing rear garden
- Walking distance to Cobham High Street
- 829 sq ft / 77 sq m internal living space
- Freehold with Council Tax Band D
- Permit parking on Portsmouth Road



Ground Floor Living

Reception Room

The principal reception room sits at the front of the cottage. At over 13 feet wide, this is a generous space well suited to relaxed everyday living or quieter entertaining.

Kitchen/Dining Room and Utility

Open plan to the dining room, the kitchen is fitted with base and wall units providing ample storage and work surface. There is scope to update to suit your personal style.

A useful utility room houses laundry appliances and provides additional storage. Rear access leads directly into the garden, serving as a practical secondary entrance.

Open plan to the kitchen, the dining room provides a generous space for meals and entertaining. At 13'6 x 10'0, the room comfortably accommodates a full dining suite.







First Floor Living

Principal Bedroom

The larger of the two bedrooms runs the full width of the front of the cottage, offering a generous double room with ample space for fitted wardrobes or freestanding furniture. The room benefits from dual-aspect natural light and good ceiling height, creating a space that feels bright and airy throughout the day. At over 13 foot 6 wide, this is a principal bedroom that comfortably rivals rooms in much larger properties.

Second Bedroom

A well-proportioned second bedroom at the rear of the property provides comfortable accommodation for a child, guest, or could serve as a home study. The room overlooks the rear garden and benefits from a quiet, private aspect.

Modern Bathroom

A beautifully finished family bathroom serves both bedrooms, fitted with a quality suite comprising bath, washbasin, and WC. The bathroom is presented to a high standard throughout.





Garden and Outbuilding

South Facing Garden

The garden is one of this property's real strengths. A south-facing plot stretches behind the cottage, providing a private outdoor space enclosed by mature boundaries. Laid predominantly to lawn with established planting along the borders, this is a garden that offers both space for outdoor dining and room for children to play.

A paved terrace area adjacent to the dining room provides a natural entertaining space during summer months. The double doors from the dining room create a seamless transition between indoor and outdoor living, expanding the usable entertaining space considerably when the weather allows.

Garden Office / Outbuilding

At the far end of the garden sits a substantial detached outbuilding extending to 152 sq ft. Currently fitted with power and lighting, this versatile space functions as a home office, studio, or workshop. With remote and hybrid working now a fixture of professional life, this self-contained space adds genuine practical value.

Separated from the main house by the garden, the outbuilding provides the clear boundary between work and home that so many professionals seek. The generous proportions can accommodate a full desk setup, shelving, and meeting space. Subject to the necessary permissions, there may also be potential to convert or extend this structure further.





**Approximate Gross Internal Area 829 sq ft - 77 sq m
(Excluding Outbuilding)**

Ground Floor Area 433 sq ft – 40 sq m
First Floor Area 396 sq ft – 37 sq m
Outbuilding Area 152 sq ft – 14 sq m



Technical Information

- **Internal area:** 829 sq ft / 77 sq m
- **Outbuilding:** 152 sq ft (12'5 x 12'3)
- **Tenure:** Freehold
- Two bedrooms and dedicated living areas
- Efficient design maximising usable space

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings and Contact Information

Experience village living at its finest on Portsmouth Road. This cottage offers space and a location that balances rural Surrey tranquility with practical London connectivity. Schedule your private viewing today.

Quote reference JD0696 for all enquiries.



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