



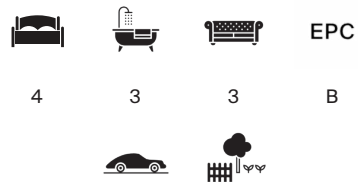
BELMONT COURT

Sandy Lane, Cobham, Surrey, KT11



AN EXQUISITELY PRESENTED FOUR-BEDROOM FAMILY HOME - CHAIN FREE.

Montrose House forms part of an exclusive gated setting off Sandy Lane, within easy reach of Oxshott Station and Reeds School. One of just four houses, it enjoys a quiet position backing onto woodland.



Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold



DESCRIPTION

The house is arranged over two floors and offers well-proportioned accommodation. The ground floor features a large and impressive entrance hall from which all the principal rooms can be accessed.

The open plan kitchen/living/dining room is of particular note, being exceptionally light and spacious, featuring a roof lantern and Cortizo bi-fold doors which allow direct access onto the wraparound sandstone patio and substantial rear garden.

The kitchen is fitted with in-frame solid oak cabinetry, an impressive double-edged marble quartz island and a full range of integrated Siemens appliances. A separate utility room provides additional storage and side access. To the front, the living room features a bay window and marble fireplace, offering a more formal reception space.











DESCRIPTION

Upstairs, the principal bedroom suite overlooks the garden and includes fitted wardrobes and an en suite bathroom. There are three further bedrooms, one with en suite facilities, together with a family bathroom.

Externally, the rear garden extends to approximately 60 metres and has been landscaped to provide a series of usable areas, including a wide terrace and outdoor kitchen, with direct access to the adjoining woodland. To the front, a private driveway provides parking for several cars, together with an electric charging point.

The property boasts many high specification features, including underfloor heating throughout, Minoli and Porcelanosa porcelain tiles, impressive ceiling heights of 2.6 metres and Villeroy & Boch bathrooms, with a built in television to the family bathroom, along with an array of impressive fixtures and fittings throughout.

The property enjoys close proximity to Cobham High Street, both Oxshott and Cobham train stations and access to the A3 which links to Junction 10 of the M25.





Belmont Court, KT11

Approximate Gross Internal Area = 208.6 sq m / 2245 sq ft

Outbuilding = 5.5 sq m / 60 sq ft

Total = 214.1 sq m / 2305 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293660)

Approximate Gross Internal Area = 214.1 sq m / 2305 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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