



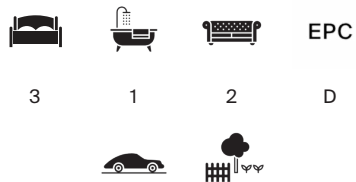
OLD LANE

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).

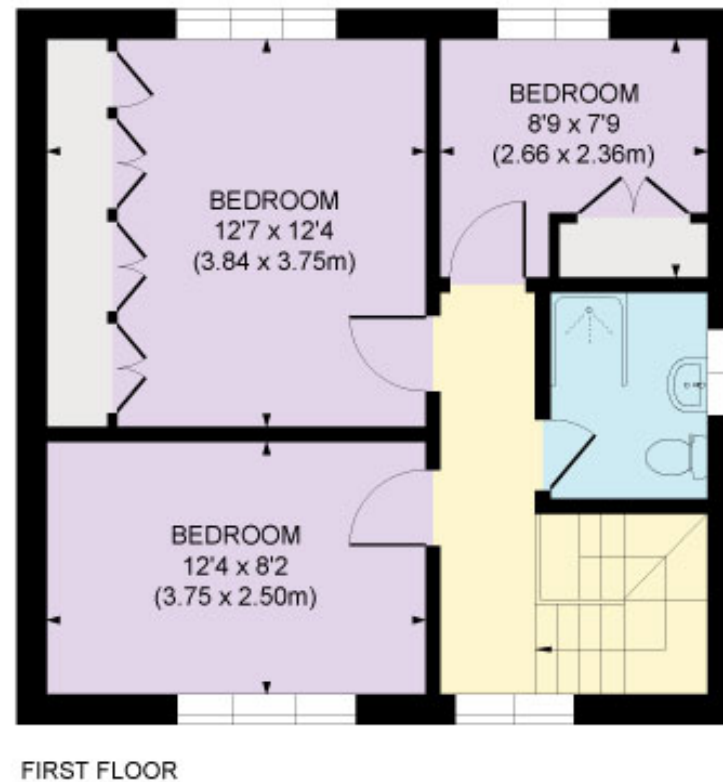
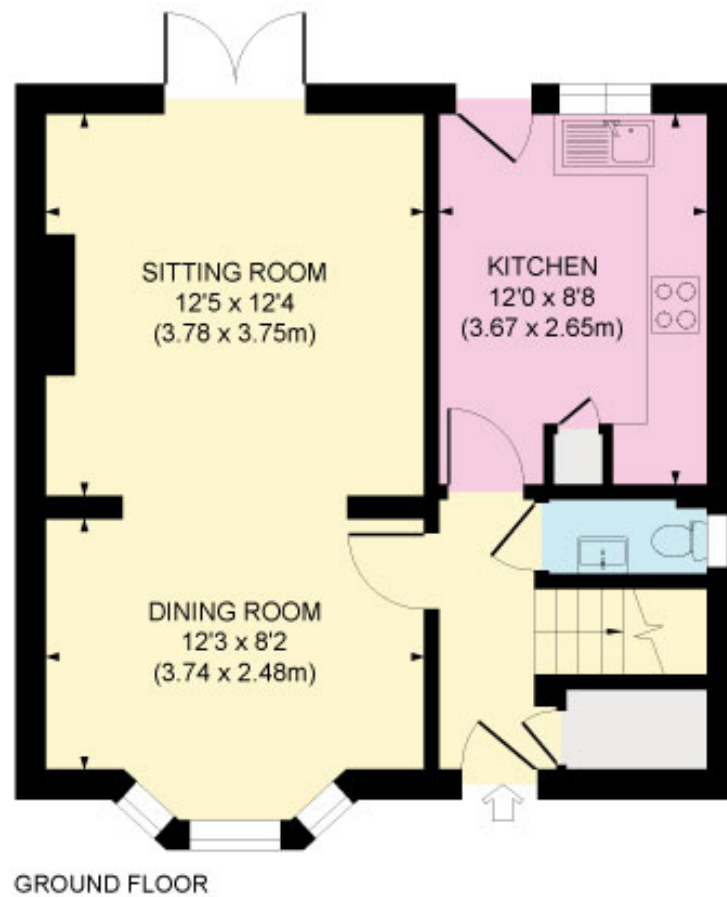
For commuters, Effingham Junction station provides regular services to London Waterloo, while nearby Horsley and Cobham offer further rail connections. Road communications are excellent, with the A246 providing links to Guildford and Leatherhead, and Junction 10 of the M25 approximately five miles away,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





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)

Dan Miller
01932 591600
dan.miller@knightfrank.com

Knight Frank Cobham
50 High Street, Cobham
Surrey, KT11 3EF

knightfrank.co.uk



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

