



Mistwood, 3 Kimberley Ride, Cobham, Surrey, KT11 2QD
Guide Price: £1,750,000 Freehold



AN ICONIC ARCHITECTURAL MASTERPIECE HIDDEN WITHIN ONE OF COBHAM'S MOST EXCLUSIVE PRIVATE SETTINGS, YET JUST A SHORT DISTANCE THE VILLAGE CENTRE

Reception hall - Cloakroom - Living room - Dining room - Study - Kitchen/breakfast room with fitted kitchen incorporating integrated appliances - Utility room - Principal bedroom with en suite and dressing area - Guest bedroom with en suite shower room - 3 further bedrooms, 2 with en suites - Laundry room - Games room (with potential for multiple uses) - Attached double garage - Detached double garage with room above - 2 single garages
Extensive tarmac driveway parking for 5-6 vehicles - Private and secluded gardens and grounds extending to approx. 0.5 acres
Council Tax band: H

Tucked away within one of Cobham's **most exclusive and private settings**, Mistwood is **a truly extraordinary detached residence of remarkable character and architectural individuality**. Designed and constructed in 1986 to the current owner's bespoke specification, this iconic home **combines dramatic contemporary design with the warmth and texture of hand-laid Cornwall stone**, creating a property unlike anything else in the area.

Approached via a long, secluded lane, the house occupies **enchanting gardens and grounds of approximately half an acre**, surrounded by mature trees and established planting, which provide an **exceptional degree of privacy and tranquillity**. Although now requiring refurbishment and modernisation, Mistwood offers an incredibly **rare opportunity to restore and reimagine a landmark home of immense style and substance**, extending to in excess of 6,500 sq ft.

The extensive accommodation is **both expansive and wonderfully atmospheric, with striking architectural features throughout including vaulted ceilings, exposed beams, dramatic galleried walkways** while extensive glazing ensures the house is flooded with natural light throughout. The **stunning indoor swimming pool complex** is also built to the current owner's bespoke specification is **a haven of peace and tranquility**. Mistwood is **an iconic home** and is the perfect setting for families.

Cobham

Living in Cobham offers **a blend of village charm and easy access to London**. Known for its leafy surroundings and upmarket feel, Cobham has excellent schools, boutique shops, cafés, and restaurants, creating **a strong sense of community**. The area is surrounded by beautiful countryside, including nearby parks and the River Mole, making it ideal for outdoor activities. With good transport links via the A3 and M25, as well as nearby train stations, it's a popular choice for families and commuters seeking **a quieter, more spacious lifestyle while staying well-connected**.

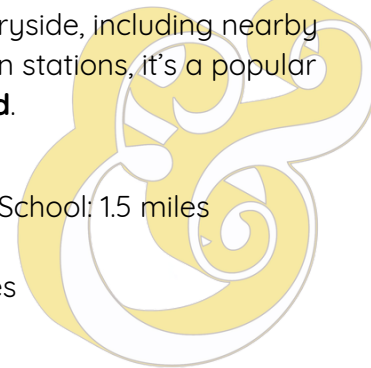
Rail stations: Oxshott: 0.5 miles - Cobham & Stoke D'Abernon: 1.3 miles - Esher/Claygate: 2.2 miles

Schools: Reed's School: 0.3 miles - St Andrew's Primary School: 1.3 miles - Cobham Free School: 1.3 miles - ACS International School: 1.5 miles

Parkside School: 1.5 miles - Notre Dame School: 1.7 miles

Oxshott: 3.2 miles - Esher: 4 miles - Weybridge: 4.8 miles - Walton on Thames: 5.3 miles - Leatherhead: 4.7 miles

(all distances are approximate)



The heart of the home is formed by a **magnificent living and dining space** with triple-height stone walls and sliding doors opening directly onto secluded terraces and gardens beyond.

The **kitchen/breakfast room connects seamlessly to the spectacular indoor swimming pool complex** via sliding doors, creating a unique leisure and entertaining environment rarely found in private homes.

Further ground floor accommodation includes a welcoming reception hall with cloakroom and WC and the **charming study overlooking the front approach**, while off the kitchen is the utility room with internal garage access, and there is a **guest bedroom suite ideal for visitors or multi-generational living**.



The magnificent principal bedroom with its **double-height beamed ceiling**, providing a **immense and wonderful light-filled space**, features sliding doors opening onto **a private sun terrace**, which also benefits from independent access via the garden.

The suite is complemented by a completely **unique German-inspired stainless steel en suite** and dressing area of **exceptional individuality and design**, with extensive wardrobe and storage space.



There are three **further bedrooms** on the first floor. Two bedrooms feature **generous en suite facilities**, with one of the en suites benefiting from access off the landing.

There is also a good-sized **laundry room** and an additional exceptionally **versatile room, ideal as a games room, studio, office or further bedroom accommodation** and the potential to add a further en suite, if desired.



The **striking, light-filled galleried landing**, highlights the Cornwall stone and gives a unique view of the heart of the home.

The **indoor swimming pool complex** is undoubtedly one of Mistwood's defining features — an extraordinary light-filled space with **a dramatic double-height glazed ceiling, bespoke-designed pool, tiled seating areas and a wood walkway** around the pool to the house, and triple doors opening onto the terrace and gardens.

Ancillary facilities include **changing rooms with shower and cloakroom**, accessed via stairs leading down to the lower ground floor.



Outside, is as exceptional as the house with **an extensive driveway** at the front that provides parking for numerous vehicles and access to an excellent range of garaging and outbuildings.

These include **two single garages linked by a covered walkway**, an **attached double garage** with direct access into the utility room, and a **detached double garage with a substantial room above**, offering exciting potential for conversion into a self-contained apartment, guest accommodation or home office suite, subject to the usual consents.

The gardens and grounds extend to **approx. 0.5 acres** and feature an abundance of pretty borders as well as a range of mature shrubs and trees, providing **a high degree of privacy and seclusion**.



Mistwood represents **a genuinely once-in-a-generation opportunity to acquire and revive a totally unique and architecturally significant home in an outstanding private setting.**

This unique house is conveniently positioned for Cobham village centre, with its excellent range of local amenities, easy access to mainline rail stations and some of Surrey's finest schools.



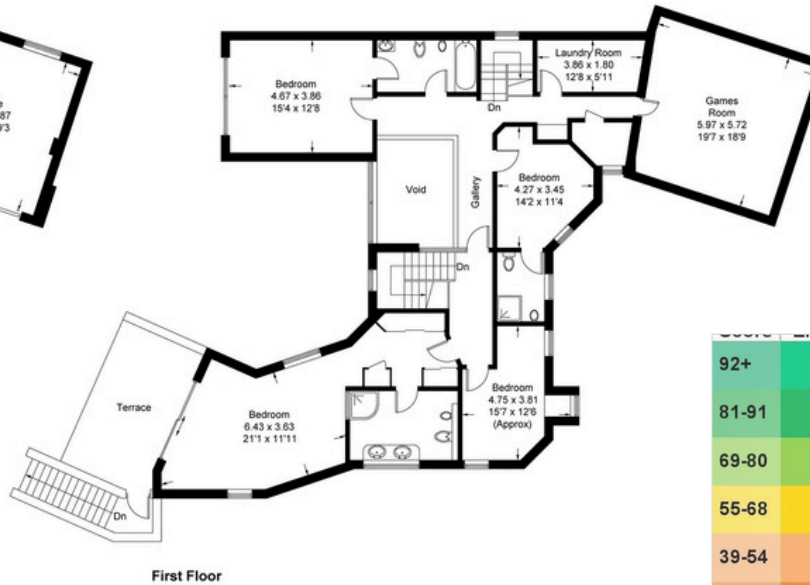
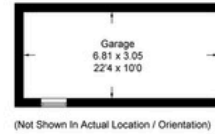
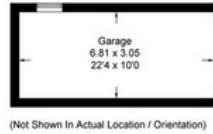
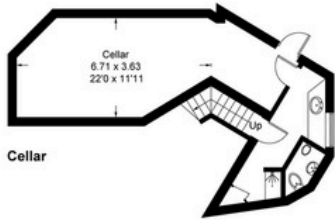
Kimberley Ride, Cobham, KT11

Approximate Gross Internal Area = 463.3 sq m / 4987 sq ft
(Including Swimming Pool / Attached Garage & Store / Excluding Void)

Cellar = 40.2 sq m / 433 sq ft

Detached Garages = 76.2 sq m / 820 sq ft

Total = 579.7 sq m / 6240 sq ft
(Excluding Void)



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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