



HOGSHILL LANE

Cobham, Surrey, KT11



AN EXCEPTIONAL NEW-BUILD FIVE BEDROOM FAMILY HOME

Arranged over three floors and extending to nearly 3,000 sq ft, this impressive, detached residence has been finished to an exceptional standard, thoughtfully designed to combine striking modern interiors with practical family living.



Local Authority: Elmbridge Borough Council

Council Tax band: Unknown

Tenure: Freehold



DESCRIPTION

The heart of the home is a magnificent open-plan kitchen, dining and family room, flooded with natural light and featuring a large central island and French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The ground floor further benefits from a welcoming entrance hall, a cosy snug, a separate study ideal for home working, a utility/boot room and guest cloakroom, providing excellent flexibility for modern lifestyles.

Crafted to an exacting specification, the property showcases impressive ground-floor ceiling heights of almost 3 metres, enhancing the sense of space and light throughout. Bespoke windows and doors, custom-designed joinery, underfloor heating and solid flooring throughout the home combine to create a luxurious and highly functional living environment.











DESCRIPTION

Arranged over the upper floors are five well-proportioned bedrooms. The principal suite enjoys a dedicated dressing area and luxurious en-suite bathroom, while the remaining bedrooms are served by beautifully appointed bath and shower rooms. The top floor provides two additional bedrooms and a further shower room, making an ideal guest, teenager or multi-generational living space.

Designed with both comfort and sustainability in mind, the property benefits from a highly efficient Air Source Heat Pump and a Mechanical Ventilation with Heat Recovery (MVHR) system, providing whole-house ventilation, excellent indoor air quality and enhanced energy efficiency throughout the year. Externally, the property enjoys a freshly laid lawn and private garden, perfectly suited to family life and outdoor entertaining. A useful garden room/store provides additional versatility for storage, hobbies or workspace requirements.

Conveniently located within walking distance of Cobham High Street and 1.3 miles from Cobham Train Station. Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more.

The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.





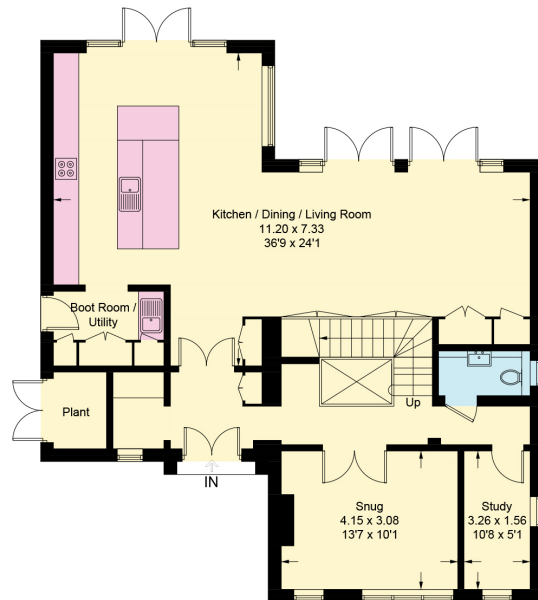
Hogshill Lane, KT11

Approximate Gross Internal Area = 260.0 sq m / 2799 sq ft

Reduced Headroom = 6.0 sq m / 64 sq ft

Garden Room / Store = 11.3 sq m / 122 sq ft

Total = 277.3 sq m / 2985 sq ft



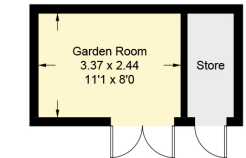
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315677)

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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