

JOSE BAILAO  
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**exp** UK

# Byfleet Road, Cobham, KT11

6 Bedrooms | 6 Bathrooms | 1.6 Acres

GUIDE PRICE:  
£3,250,000



## AT A GLANCE

This six-bedroom detached house sits on 1.6 acres adjacent to the St. George's Hill estate, offering over 6,800 square feet of living space. The property features a swimming pool, self-contained annex, and quadruple garage, making it ideal for family living.

## KEY FEATURES

- 6 bedrooms
- 6 bathrooms
- 4 reception rooms
- Swimming pool with pool house
- Self-contained annex
- Quadruple garage
- Underfloor heating and integrated speakers (ground floor)
- Double-glazed hardwood windows with sound-proofing
- High-speed internet wiring (up to 900 mbps)
- Recently redecorated with new carpets
- Available furnished or unfurnished



# Ground Floor Living

The entrance hall features a galleried landing and central staircase. The newly fitted kitchen includes a central island, breakfast bar, and built-in dining area, with double doors opening directly onto the pool area. The adjoining family room creates an open-plan space perfect for daily living.

Reception rooms include a 36-foot formal lounge with bar area, separate dining room, and study with oak flooring. Additional amenities include a wine store and cloakroom.







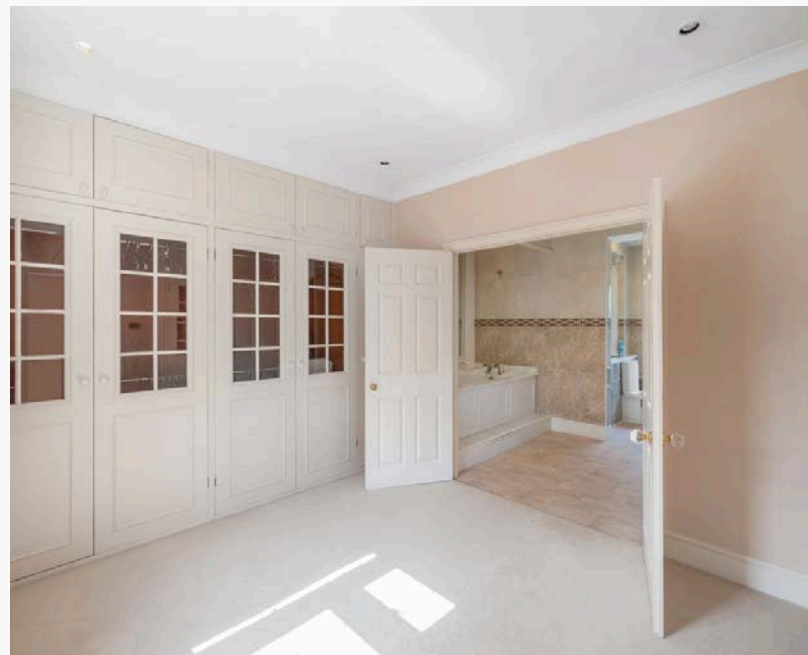
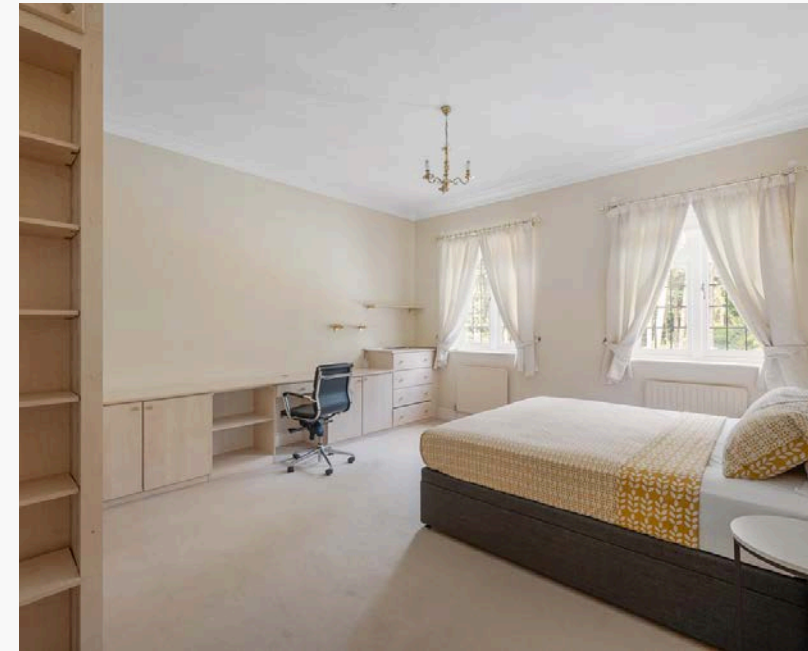
# First floor

The master bedroom suite features a dressing room, oversized en-suite bathroom, and private balcony overlooking the rear garden. Four additional bedrooms are located upstairs, with two featuring en-suite shower rooms and a family bathroom serving the remaining bedrooms.

# The annex

Above the garage is a self-contained annex with kitchenette, bathroom, and large reception room currently used as a gym. This provides flexible accommodation for guests or independent living.





# Outdoor Living

The westerly-facing gardens are mainly lawn with mature planting and established trees. A paved patio surrounds the 20ft x 40ft swimming pool, which includes a dedicated pool house. Silver birch trees border the property for natural privacy.

## **PARKING & ACCESS:**

- Electric gates with circular driveway
- Parking for several cars
- Quadruple garage for secure storage





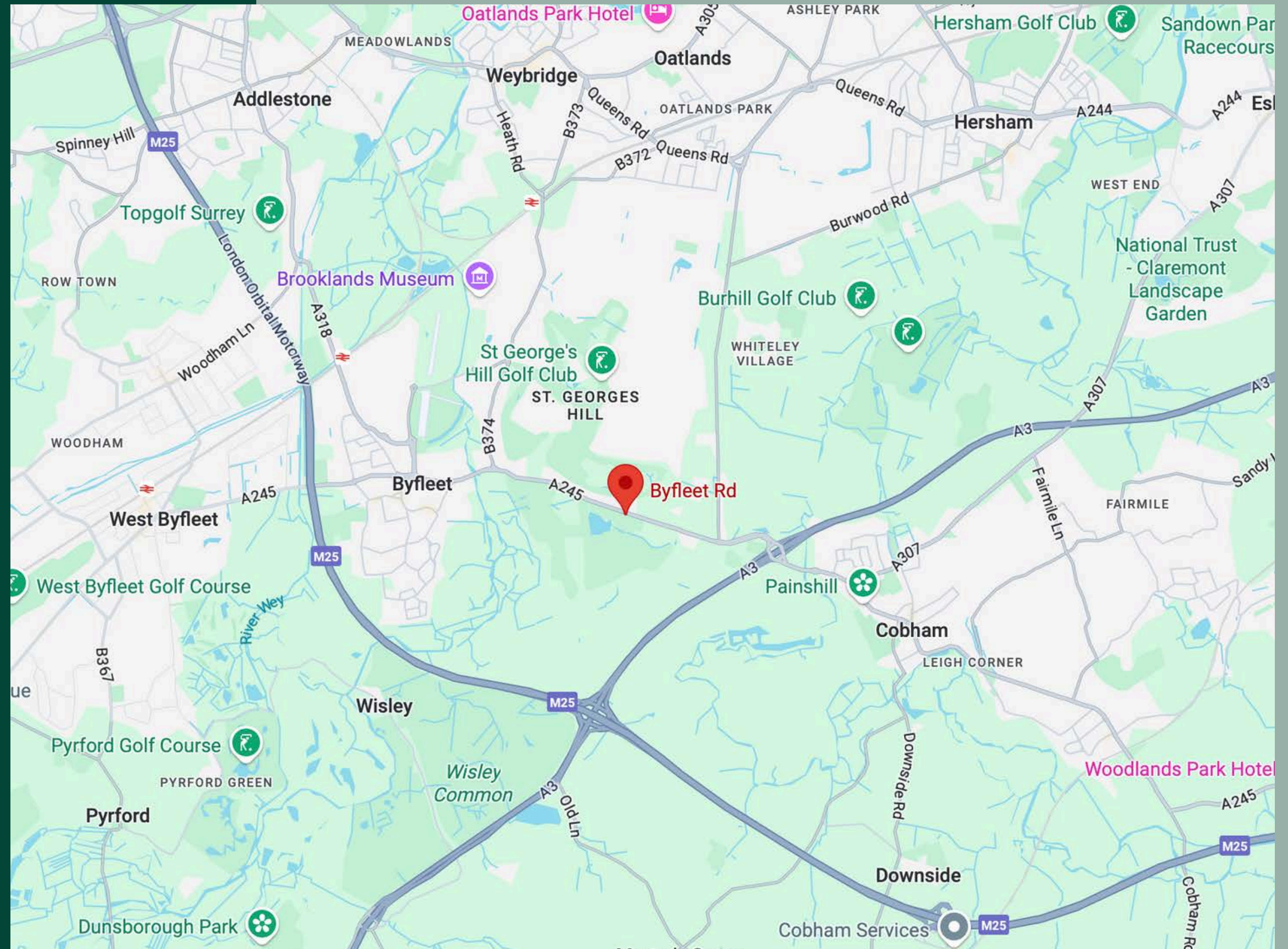
# Location

Located on a private road near Weybridge and Cobham town centres. Weybridge mainline station provides direct rail links to London, while the A3 and M25 offer excellent motorway access.

## LOCAL SCHOOLS:

- Felton Fleet
- Notre Dame
- ACS Cobham

The proximity to St. George's Hill estate ensures the area maintains its character and appeal for families seeking quality education and countryside living with easy London access.

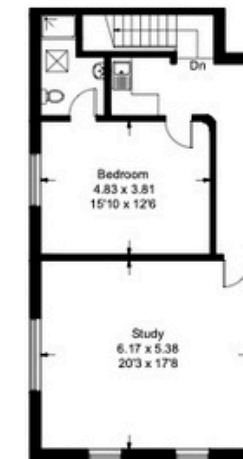
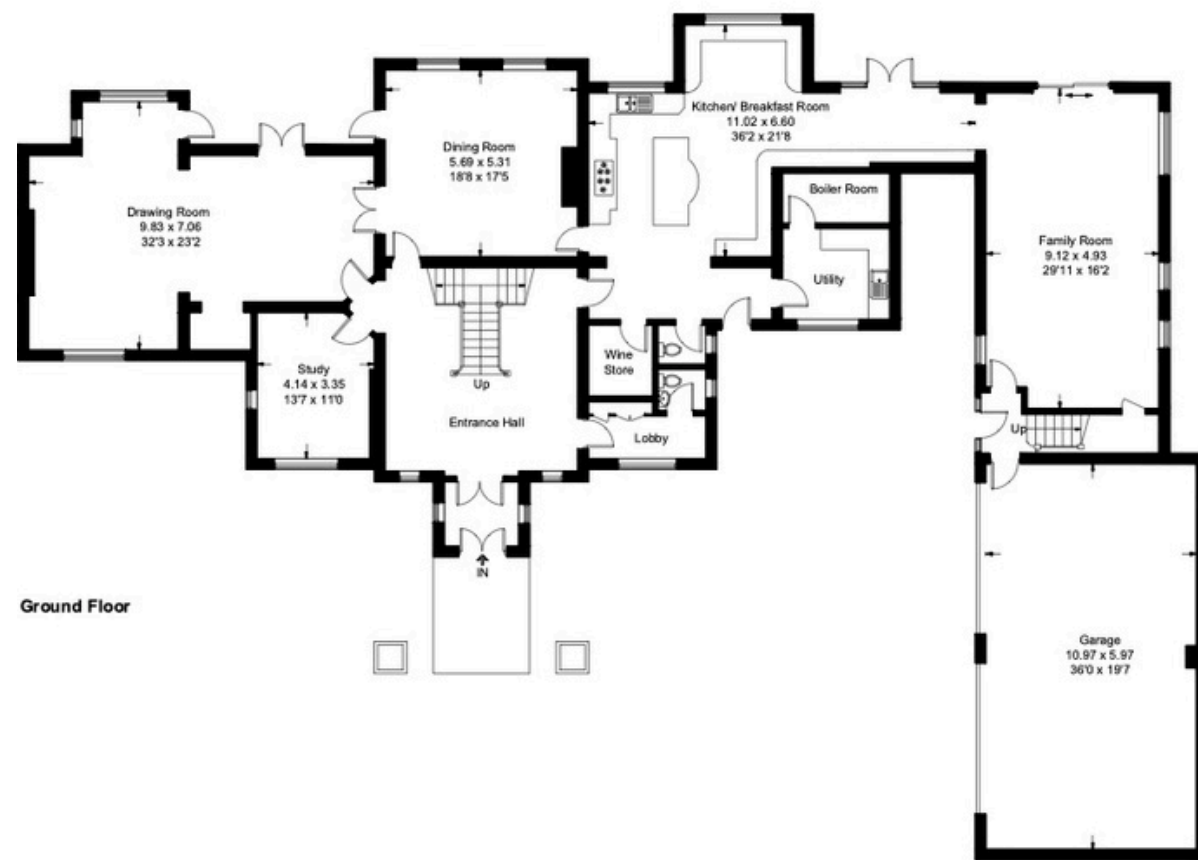


# Byfleet Road, KT11

Approximate Gross Internal Area = 634 sq m / 6824 sq ft  
(Including Garage)



*Property particulars are intended as a guide. All measurements are approximate and should be verified by prospective tenants.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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# Viewing and Contact Information

For viewing arrangements and further information about this property, please contact me directly. I can arrange flexible viewing times and provide details about furnishing options and lease terms.

Quote reference JD0696 for all enquiries.



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