



Roundhill Way, Cobham,
Surrey **KT11**



Roundhill Way, Cobham, Surrey **KT11**

Built to a high specification and provides spacious and luxury family accommodation throughout. The principal reception rooms, sitting room with an attractive fireplace, dining room and study lead from the large reception hall. The outstanding kitchen/breakfast/family room has a range of wall and base units, a central island and three sets of concertina full-height glass doors leading to the garden.



Guide price: £6,000 per calendar month

Furniture: Available unfurnished

Tenancy available from: 4th August 2023

Minimum length of tenancy: 12 months

Deposit: £8,307.69

Local authority: Elmbridge Borough Council

Council tax band: G



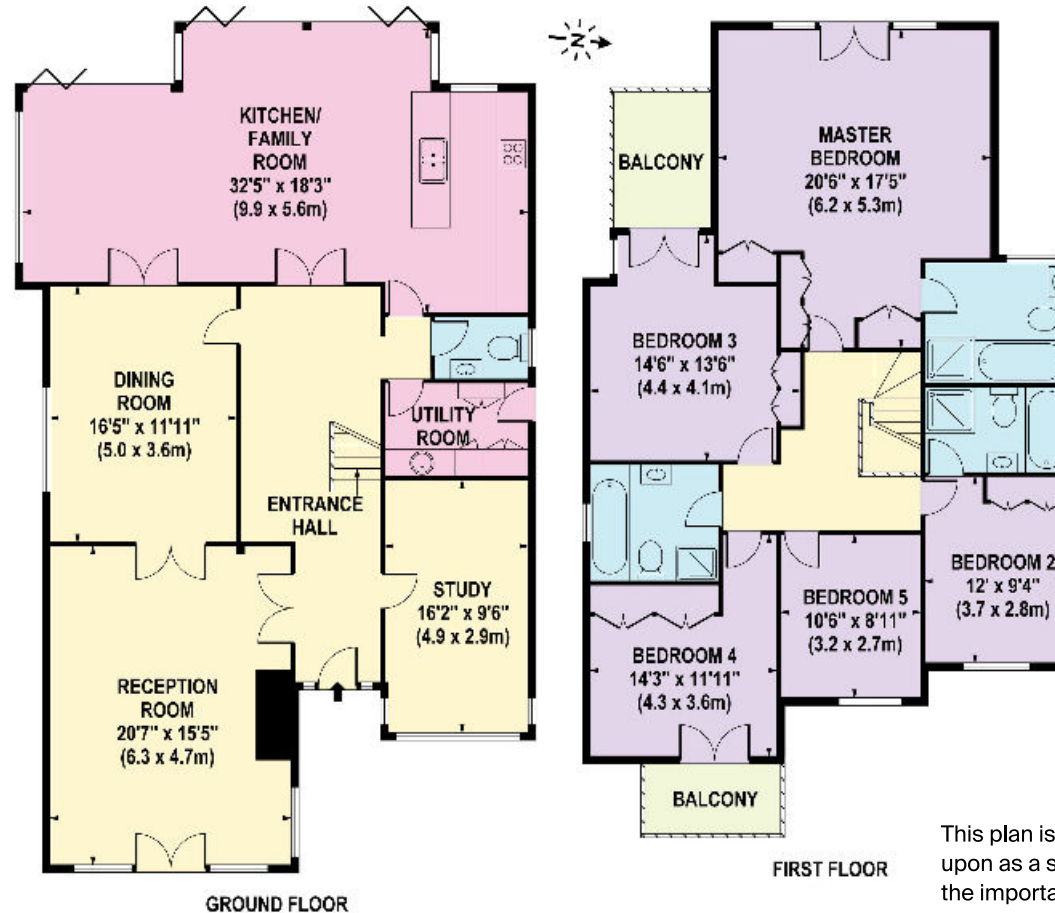
Further floors and garden

On the first floor is the principal bedroom suite with a Juliet balcony, guest suite, and three further bedrooms, two of which have balconies and the family bathroom. Outside, the property is approached via a block paved driveway providing parking and leading to the detached garage. The beautifully landscaped gardens are mainly laid to lawn with a paved raised entertaining terrace and an array of mature shrubs and trees.



The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs and convenience stores, making it a popular choice for families relocating to the area from the UK and overseas alike. It features close proximity to Stoke D'Abernon train station with services to London Waterloo in 40 minutes and Guilford in 20 minutes, not to mention excellent access to the A3 and M25 motorways providing links to central London and Heathrow and Gatwick airports. Situated close to Cobham are some of the finest State and Private Schools in the Home Counties, including the International School Cobham (ACS), Parkside boys school, Notre Dame girls school, Feltonfleet and Daneshill - both co-educational. There are several recreational facilities in the area, including the prestigious St Georges Hill and Burhill Golf Club, David Lloyd fitness centre in Weybridge and Tennis Clubs in Cobham, Oxshott and Esher.





APPROX. GROSS INTERNAL FLOOR AREA 2621 SQ FT / 243 SQ M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Esher Lettings
47 High Street
Esher KT10 9RL

knightfrank.co.uk

We would be delighted to tell you more

Jamie Vass
01372 239979
jamie.vass@knightfrank.com



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. 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 for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 June 23. Photographs and videos dated August 22.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.