



REDHILL ROAD

Cobham, Surrey, KT11



DETACHED FAMILY HOME IN COBHAM, KT11

Set behind a sweeping driveway with ample parking, Little Foxwarren is an attractive and well-balanced family home offering characterful architecture, contemporary interiors and versatile accommodation, all set within approximately 0.7 acres of private, mature grounds.



Local Authority: Guildford Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

A covered porch opens into a welcoming entrance hall, providing access to the principal reception rooms and a cloakroom. The impressive drawing room is a generous reception space featuring bi-fold doors opening onto the terrace, a wood-burning stove and large picture windows overlooking the gardens, creating a bright and versatile room ideal for both family living and entertaining. The family room provides additional flexible living accommodation and direct access to rear garden through double doors.

The kitchen/breakfast room forms the heart of the home, fitted with a central island, integrated appliances and modern cabinetry. With space for dining and informal seating, it is well suited to everyday family life and entertaining alike, with direct access to the garden. A separate utility room provides additional practicality. To the front of the house, the formal dining room offers an excellent entertaining space with attractive proportions and a bay window.











DESCRIPTION

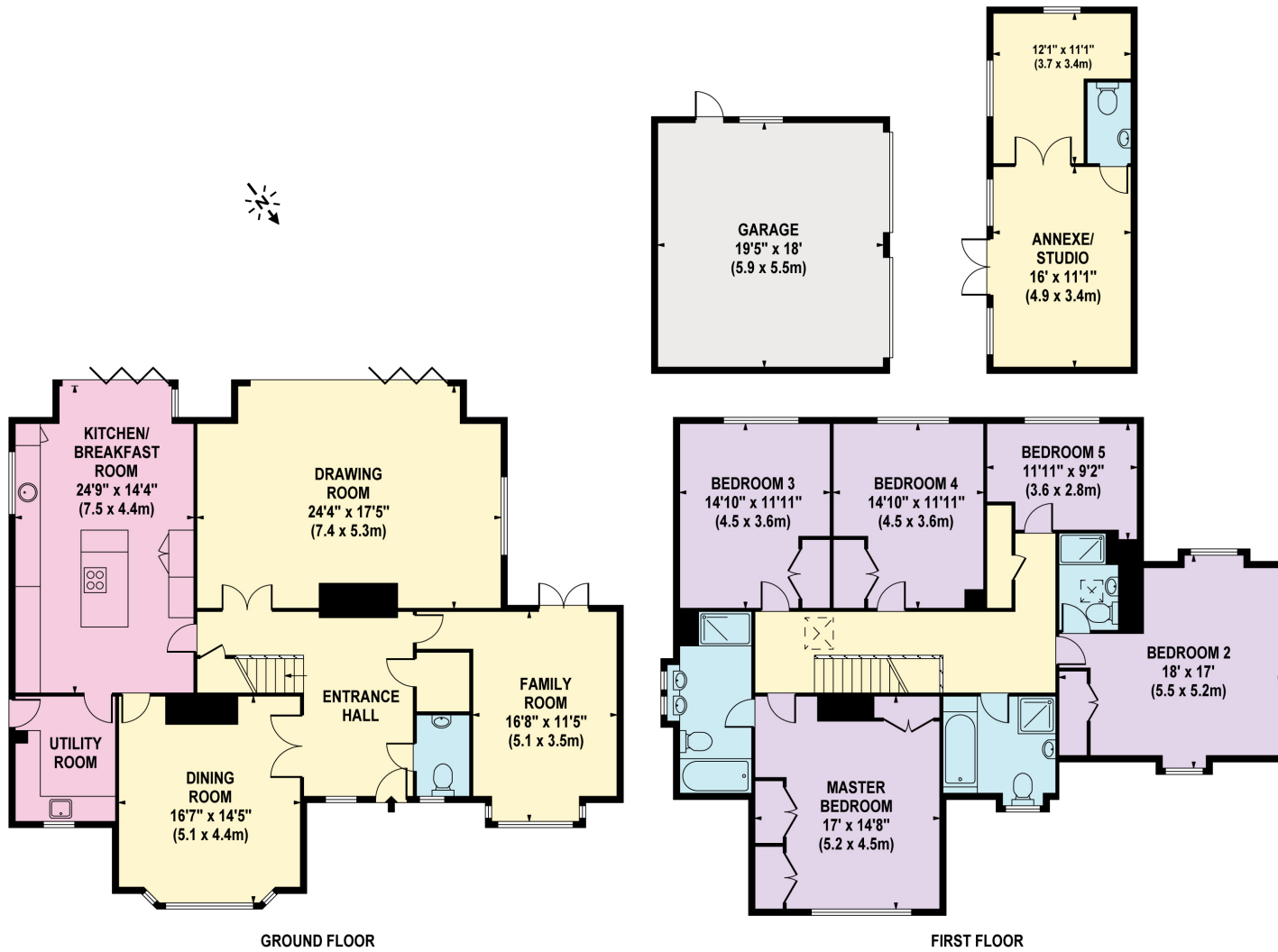
The first floor comprises five bedrooms arranged around a spacious landing. The principal bedroom benefits from built-in wardrobes and an en suite bathroom, while a second bedroom is also generously proportioned. Three further bedrooms provide flexible accommodation for family, guests or home working, served by a family bathroom and additional bath/shower facilities.

Outside, a substantial detached garage and separate annexe/studio building provide highly versatile ancillary accommodation, suitable for guests, a home office or gym, complete with its own facilities. The established gardens are a particular feature, being predominantly laid to lawn and bordered by mature trees and planting, creating a private and peaceful setting. A generous terrace adjoins the rear of the house, providing an ideal space for outdoor dining and entertaining.

The property enjoys excellent connectivity, with both Cobham and Weybridge within easy reach, offering a comprehensive range of shopping, dining and leisure amenities, together with mainline rail services to London Waterloo. For commuters, the A3 lies approximately 1.5 miles away, with Junction 10 of the M25 close by, providing convenient access to Central London, Heathrow and Gatwick airports.







APPROX. GROSS INTERNAL FLOOR AREA 2903 SQ FT / 270 SQ M (MAIN HOUSE)
 APPROX. GROSS INTERNAL FLOOR AREA 662 SQ FT / 61 SQ M (OUTBUILDINGS)
 APPROX. GROSS INTERNAL FLOOR AREA 3565 SQ FT / 331 SQ M (TOTAL)

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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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