



ST ANDREWS GARDENS

Cobham, Surrey KT11



DETACHED FAMILY HOME IN COBHAM, KT11

Situated within the highly regarded St Andrews Gardens development, this attractive red-brick detached family home offers over 2,750 sq ft of versatile accommodation, including a substantial detached double garage with a spacious home office above.

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Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

The property is beautifully presented throughout and provides generous living space ideal for modern family life.

The ground floor comprises a welcoming reception hall, a large dual-aspect sitting room, formal dining room, study, cloakroom, utility room and a well-appointed kitchen opening into a bright breakfast/family room with views over the garden.

To the first floor are five double bedrooms. The impressive principal suite enjoys fitted storage and a luxurious en suite bathroom featuring both a bath and separate shower. Bedroom two benefits from its own en suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.











LOCATION DESCRIPTION

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 river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station.

There is an excellent range of private and state schools in the area: Reed's, Parkside, ACS Cobham International, Feltonfleet, Notre Dame, St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

There is easy access to the A3, which links to Junction 10 of the M25, which is useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.





Approximate Gross Internal Area

Main House 2,202 sq. ft / 204.56 sq. m

Garage 576 sq. ft / 53.55 sq. m

Total 2,778 sq. ft / 258.11 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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