



EARLESWOOD

Cobham, Surrey, KT11



A LATERAL THREE BEDROOM SINGLE STOREY HOME IN COBHAM, KT11

An impressive and expansive detached bungalow, offered to the market chain free and presenting over 3,000 sq ft of beautifully arranged and impeccably maintained accommodation.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

The property has been thoughtfully designed to provide an ideal balance of formal and informal living space, perfectly suited to both relaxed day-to-day living and entertaining on a larger scale.

The principal reception rooms are generous in proportion and enhanced by excellent natural light, creating a sense of openness throughout. A well-appointed kitchen and dining space sits at the heart of the home, while the addition of a stunning garden room and covered veranda further enhances the living accommodation, offering superb year-round entertaining space and a seamless connection to the outdoors.

The bedroom accommodation is equally well considered, comprising three spacious double bedrooms, each benefiting from its own en suite bathroom, in addition to a separate guest cloakroom.











DESCRIPTION

Earleswood is ideally positioned for access to scenic local walks, while the nearby village centre offers a range of amenities, making this a superbly located and highly desirable home.

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, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with 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, useful for connections to Gatwick and Heathrow Airports.





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Approximate Gross Internal Area = 259.1 sq m / 2789 sq ft
(Including Internal Garage)
External Garage = 21.4 sq m / 230 sq ft
Total = 280.5 sq m / 3019 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311546)

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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