



PORTSMOUTH ROAD

Cobham, Surrey, KT11



STUNNING DETACHED SINGLE STOREY PROPERTY

This beautifully presented home offers a perfect blend of seclusion and convenience, ideally located on a private road just a short distance from Cobham Village.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

The property boasts spacious and bright accommodation throughout, including a welcoming main reception room with an attractive feature fireplace, large bay window and views of the tranquil rear garden. A second reception room offers flexible space, perfect for use as a snug, study, or formal dining room. The open-plan kitchen/breakfast room is designed for easy living and includes a breakfast bar, whilst the adjoining conservatory provides an additional, light-filled living space.

The principal bedroom offers ample fitted storage and a generous en-suite bathroom, there are two further double bedrooms and a recently upgraded family bathroom. High ceilings throughout the home enhance the sense of space and light. This superb property enjoys a private, south-facing rear garden which is perfect for relaxing or entertaining. The recently installed garden office provides an excellent additional space to work from home.











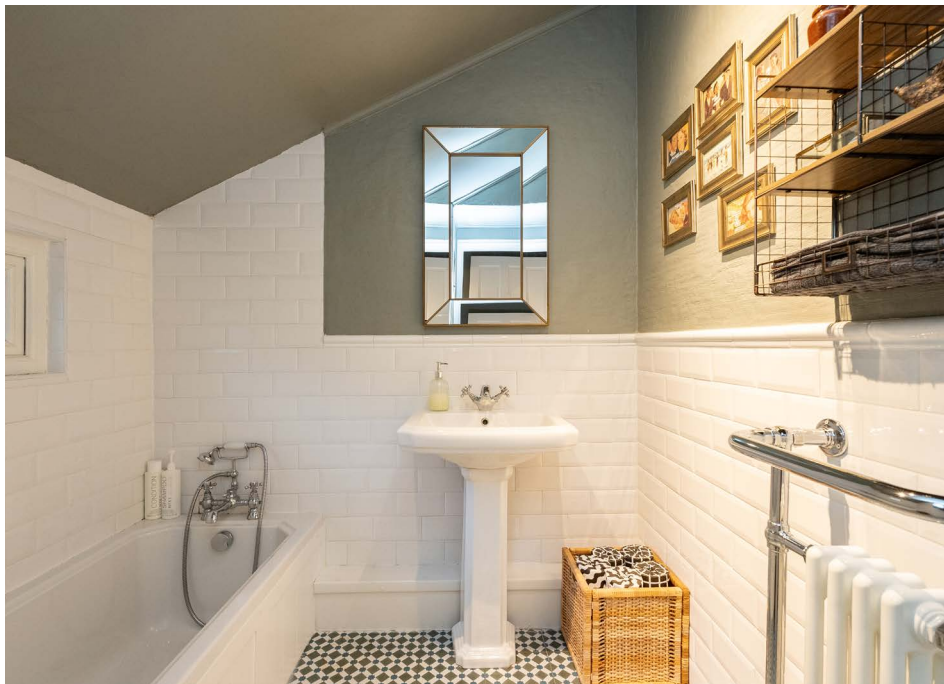
DESCRIPTION

There is plenty of off-street parking and a detached garage at the front of the property.

The property is ideally located for easy access to Cobham High Street (1.9 miles). Cobham High Street offers a wide 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 and 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 (circa 5 minutes walk), 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.



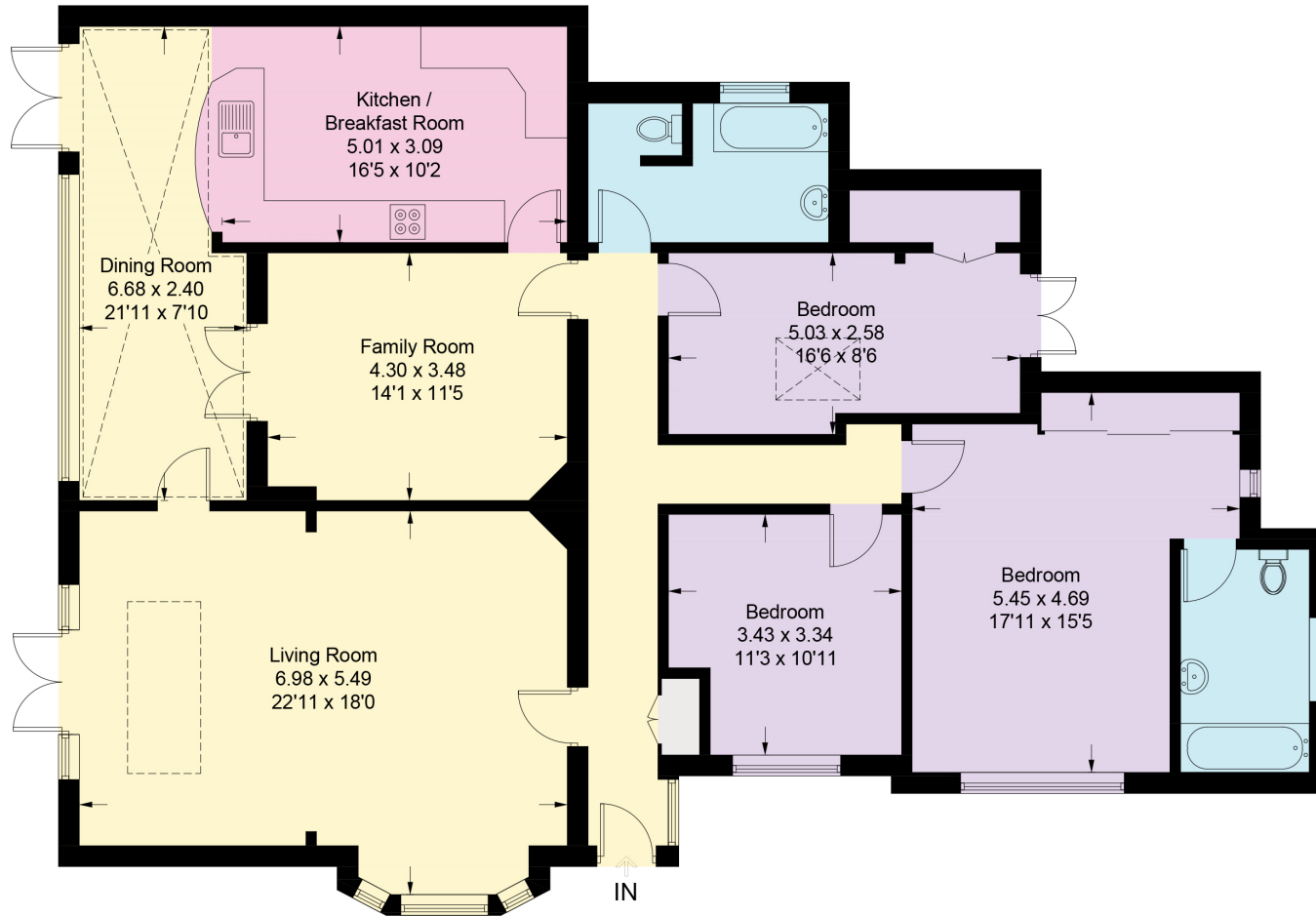


Portsmouth Road, KT11

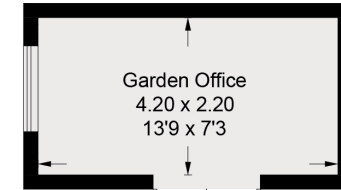
Approximate Gross Internal Area = 164.6 sq m / 1772 sq ft

Garage / Garden Office = 25.5 sq m / 274 sq ft

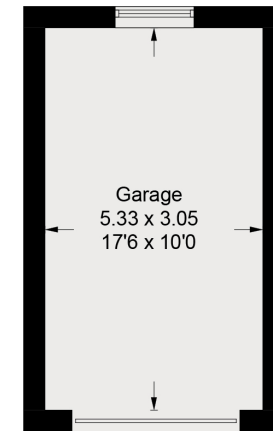
Total = 190.1 sq m / 2046 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Prepared for Knight Frank. (ID1160837)

Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft

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)



Dan Miller
01932 591616
dan.miller@knightfrank.com

Knight Frank Cobham
50 High Street
Cobham, Surrey, KT11 3EF

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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