



JAMES NIGHTINGALE

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Brackenhill Cobham KT11 2EW

Guide Price £1,295,000

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- Four bedroom family home located close to Oxshott Heath
- Kitchen/breakfast room with separate utility room
- Large corner plot garden laid to lawn
- Close to Reeds School
- Private Road and Quiet cul-de-sac location
- Double garage and driveway
- Walk of Oxshott station and a few minute drive of the A3
- Offered for sale with no onward chain and vacant possession



Located in a quiet cul-de-sac near Reeds School, this substantial four-bedroom family home (~2970 sq ft) blends luxury living with convenience. Underfloor heating warms every step as you enter a light-filled hallway that opens to three versatile reception rooms—perfect for relaxing, entertaining, and dedicated workspaces. The spacious kitchen/breakfast room is chef-ready, with a separate utility for total practicality.

Upstairs, four generously proportioned bedrooms share two stylish bathrooms, tailored for a busy, modern household. The large corner plot features a lawned garden ideal for alfresco dining and play. A double garage and generous driveway guarantee ample parking.

Walk to Oxshott station for easy commuting; the A3 is only five minutes by car. No onward chain, vacant possession, and potential for extension (subject to planning). A standout, ready-to-enjoy family home.



