



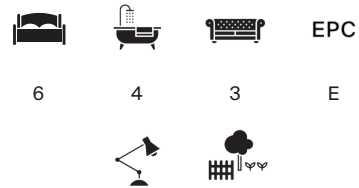
ROUNDHILL WAY,

Cobham KT11



# A BEAUTIFULLY PRESENTED HOME

This detached house on is situated in a tree-lined cul-de-sac. A brick façade and modern extension give it a timeless look.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Furniture: Unfurnished

Deposit amount: £13,153.84

Available date: 22-07-2026

**Guide price: £9,500 per calendar month**



You enter the ground floor through a covered porch and into a welcoming spacious foyer, with access to the media room, kitchen, WC and boot room. The kitchen/ breakfast room is open-plan with bi-folding doors onto the patio, this flows nicely into the family room. You also have a play room/ reception room of the kitchen, also with bi-fold doors to the patio.

You can access the large utility room and separate large boot room through the family room. Access to the garage can be reached through the boot room (please note the garage will not fit a car).







The first floor has a main bedroom suite, with walk in wardrobe and en-suite with separate bath and shower, another bedroom suite with shower, 2 further double bedrooms and a family bathroom with bath and separate shower. The second floor has 2 double bedrooms and a family bathroom with separate shower and bath. It has 2 rooms that can be used as studies or bedrooms.

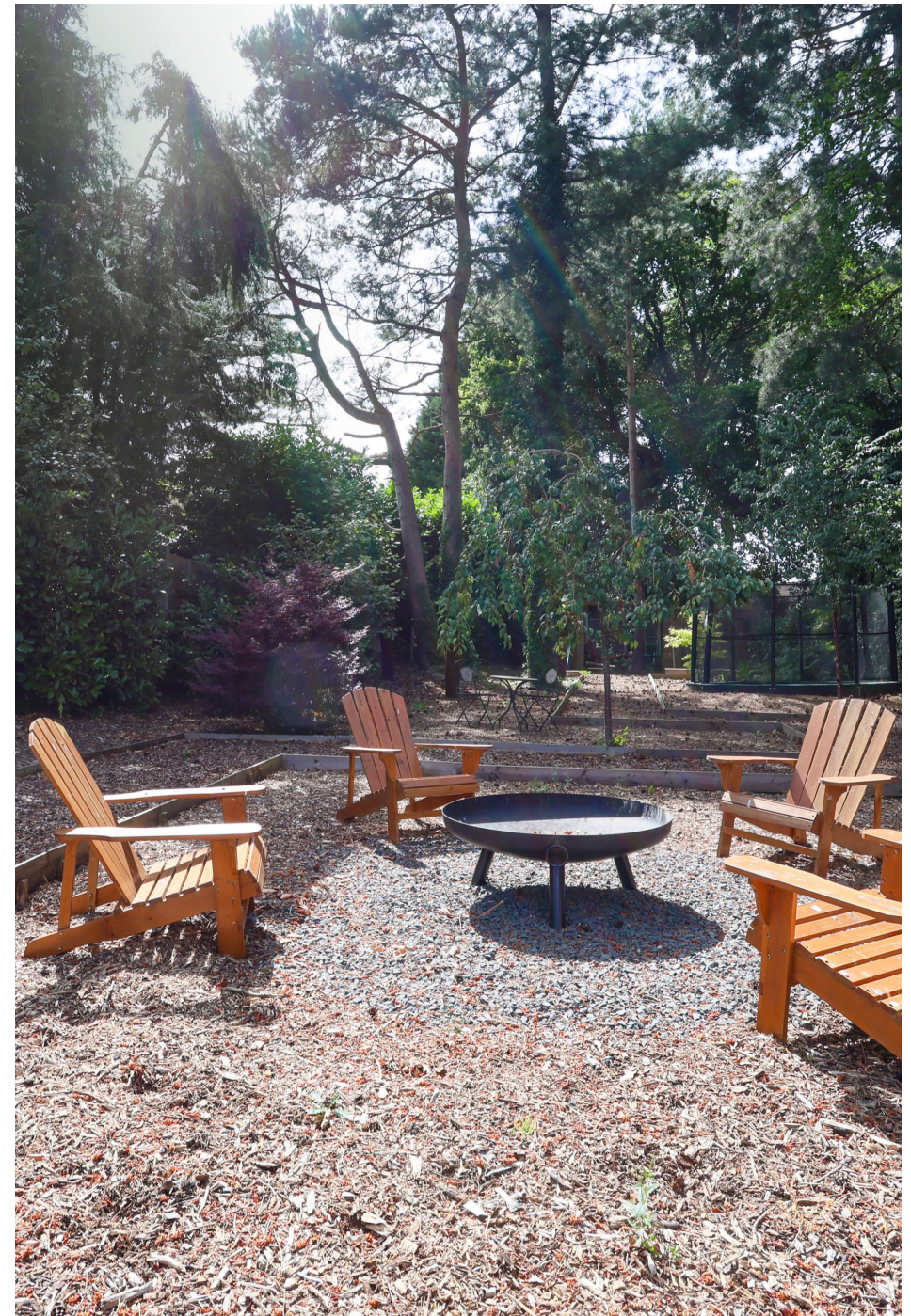
Outside, a spacious driveway offers ample parking. The southwest-facing rear garden comprises a paved terrace and level lawn, with a children's play area at the rear of the garden, perfect for outdoor dining or play.



## LOCATION

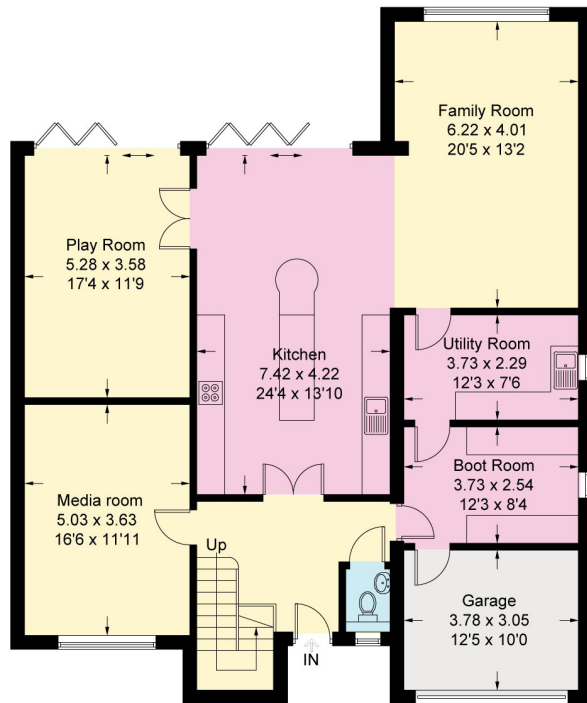
The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs and convenience stores making it a popular choice for families relocating to the area from the UK and overseas alike. It boasts close proximity to Stoke d'Abernon train station with services to London Waterloo in 40 minutes and Guildford in 20 minutes not to mention excellent access to the A3 and M25 motorways providing links to central London and Heathrow and Gatwick airports.

Situated close to Cobham are some of the finest State and Private Schools in the Home Counties including the ACS Cobham International School, Cobham Free School, Parkside, Notre Dame, Feltonfleet and Danes Hill - both of which are co-educational. There are a number of recreational facilities in the area including the prestigious St George's Hill and Burhill Golf Club, David Lloyd Fitness Centre in Weybridge and Tennis Clubs in Cobham, Oxshott and Esher



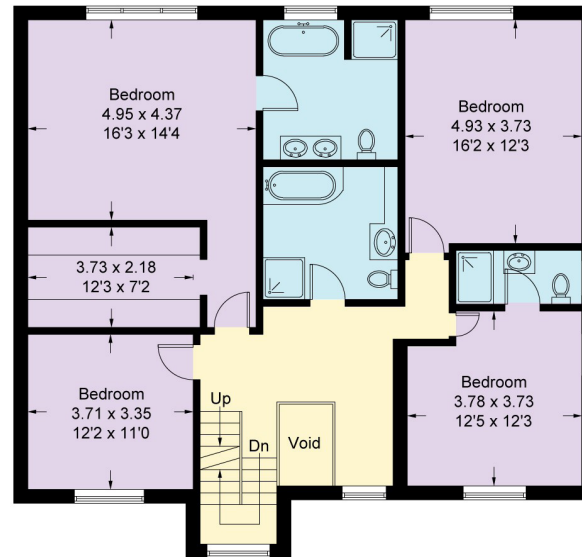




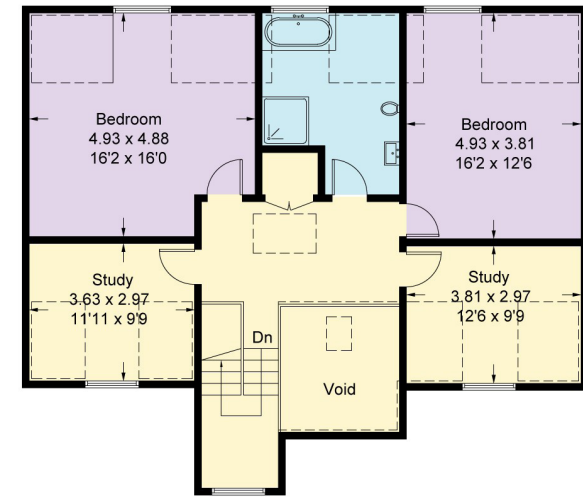


Ground Floor

= Reduced Headroom



First Floor



Second Floor

Approximate Gross Internal Area = 374.5 sq m / 4032 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)

We would be delighted  
to tell you more.

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