



**BYFLEET ROAD**  
COBHAM

**JACKSON-STOPS** 

## BYFLEET ROAD COBHAM, KT11

ASKING PRICE: £1,000,000

OFFERS IN EXCESS OF £1,000,000. Old Trees is a wonderfully unique detached home set within a generous and private plot on Byfleet Road, offering a rare combination of character, flexibility, outbuildings and excellent outdoor space. Having been a much-loved family home for around 30 years, the property now offers the next owners an exciting opportunity to enjoy its charm as it is, while also putting their own stamp on it over time.

The accommodation is arranged with excellent versatility throughout. There are multiple reception rooms, giving plenty of options for formal living, dining, working from home or relaxed family space, alongside a kitchen/dining room with views out towards the garden. The house has a real sense of individuality, with exposed beams, feature fireplaces, charming room proportions and a layout that feels far from ordinary.

Upstairs, there are two bedrooms and two bathrooms, while the ground floor provides a further bedroom and bathroom, ideal for guests, older children or extended family. There is also a conservatory and further living space, adding to the flexibility of the home.

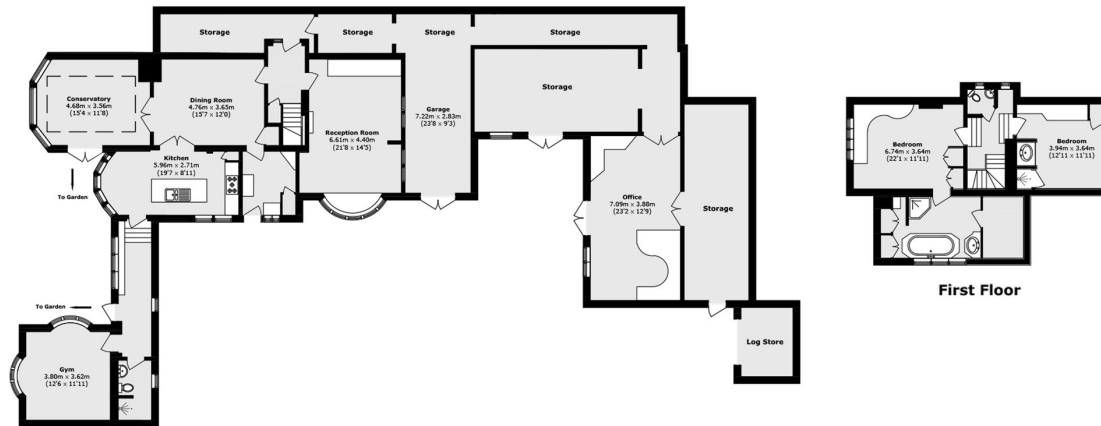
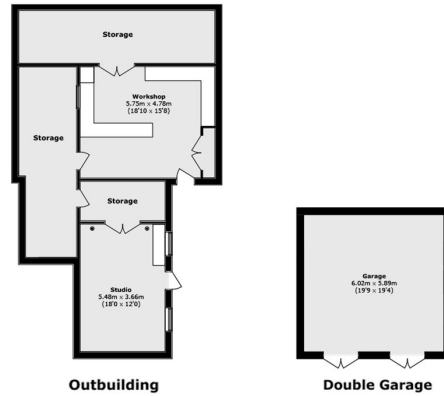
Outside is where Old Trees really comes into its own. The garden is completely private, with mature greenery, a large lawn, outdoor dining area and a dedicated BBQ space. There is also a separate outdoor den, perfect as a teenage hangout, entertaining space, studio or occasional guest accommodation.

### KEY FEATURES

- Unique Detached House
- Generous Private Plot
- Multiple Reception Rooms
- Large Private Garden
- Multiple Outbuildings
- Garage & Extensive Parking







**Ground Floor**

Total Area (approx.): 323.0 sq. m (3476.7 sq.ft)  
 (Excluding Garage, Outbuilding & Log Store)  
 Outbuilding Area (approx.): 96.1 sq. m (1034.4 sq. ft)  
 Double Garage Area (approx.): 35.4 sq. m (381.0 sq. ft)  
 Log Store Area (approx.): 6.6 sq. m (71.0 sq. ft)

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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