



7 St. Andrews Walk, Cobham, KT11 3EQ
O.I.R.O £1,250,000 Freehold

SITUATION AND DESCRIPTION

St Andrews Walk is a small cul-de-sac just behind Cobham High Street in a quiet, private setting. This recently refurbished and beautifully finished three bedroom detached house, offers an exceptional open plan kitchen/living area with two additional receptions and two high end bathrooms. The ground floor has wet under-floor heating throughout and boasts an attractive wood effect ceramic tile floor. There is an electronics hub with Cat-6 and TV wiring hard wired to all rooms.

HOW TO GET THERE

From Waitrose in Cobham, head along Downside Bridge Road and St. Andrews Walk is on the left hand side after the car park.

ENTRANCE HALL

Under-stairs storage cupboard with space for coats, shoes and storage. TV and wi-fi distribution hub. Double doors through to:

KITCHEN/DINING/FAMILY ROOM

34'3" x 17'3" (10.44 x 5.26)
The rear of the house has been extended to create a stunning open plan space with full width glass wall, containing two large sliding doors to the rear garden. The kitchen is fitted with a range of wall and base cupboards, including larder cupboards and deep pan drawers with pull out cutlery/utensil trays. A Smeg range cooker takes pride of place with 6 ring gas hob and 90cm oven. An island houses further storage plus integrated dish-washer, wine fridge and bin/recycle cupboard. Both the main units and the island are finished with a quartz worktop, the island houses an under-mounted Franke stainless steel sink with Axor flexible mixer tap over and

is lit by two Neptune glass Pendants. There is an integrated full height fridge with additional half height fridge and half height freezer. A giant 5m roof lantern creates an incredibly light room, with space for a dining table and sofa area with wall mounted TV wiring. The fireplace has has been covered over but could be opened to add a log burner or open fire. Double doors through to:

STUDY

11'11" x 11'3" (3.64 x 3.43)
Plantation shutters and wall mounted TV wiring.

UTILITY ROOM

Three full height storage cupboards, one housing boiler and tumble dryer, plus utility area with wall and base storage, quartz worktop and under-mounted butler sink with Franke mixer tap over. Space and plumbing for washing machine.

CINEMA ROOM

14'10" x 11'10" (4.53 x 3.61)
With built-in low level storage unit, wall mounted TV wiring. Finished in deep olive green Neptune paint with Jim Lawrence wall lights.

CLOAKROOM

Stylish room with low level Duravit W.C and Sterlingham brass stand mounted Duravit wash hand basin with mixer tap.

STAIRS TO FIRST FLOOR LANDING

Loft access hatch with pull down ladder. Loft insulated and boarded.

MASTER BEDROOM

14'9" x 13'10" (4.51 x 4.24)
Plantation blinds, triple corner wardrobes, wall mounted TV wiring and dimmable ceiling lights. Door to:

EN SUITE BATHROOM

Fully tiled, with electric under-floor heating, freestanding Crosswater stone bath with freestanding tap. Low level Duravit W.C. and Lusso vanity unity with stone wash hand basin and drawer storage. Over-sized Matki shower cubicle with Hansgrohe shower unit.

BEDROOM TWO

11'3" x 10'4" (3.43 x 3.17)
Rear aspect with plantation blinds and built-in double wardrobe with hanging and shelf space. TV wiring.

BEDROOM THREE

10'5" x 9'0" (3.20 x 2.75)
With plantation blinds and built-in double wardrobe with hanging and shelf space. Wall mounted TV wiring.

FAMILY SHOWER ROOM

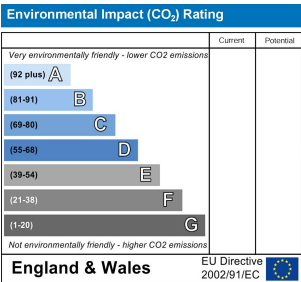
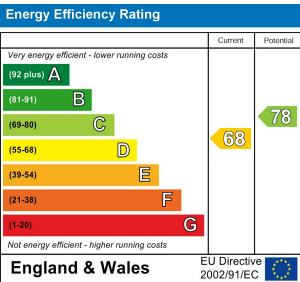
Over-sized shower cubicle with Hansgrohe shower unit. Low level Duravit W.C. and Lusso vanity unit with stone wash hand basin and drawer storage.

REAR GARDEN

Laid mostly to lawn with patio area and new storage shed. Side access paths and rear access gate. A range of freshly planted ornamental trees with electric lighting effects.

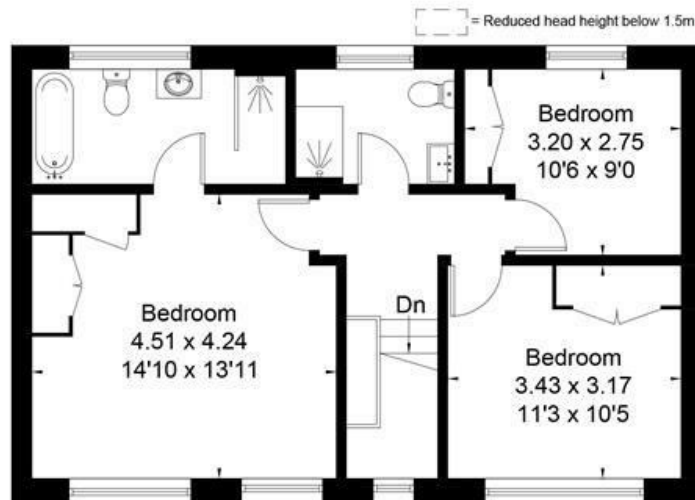
FRONT GARDEN

Mostly gravel with space for three cars. Freshly planted ornamental trees with electric lighting effects.

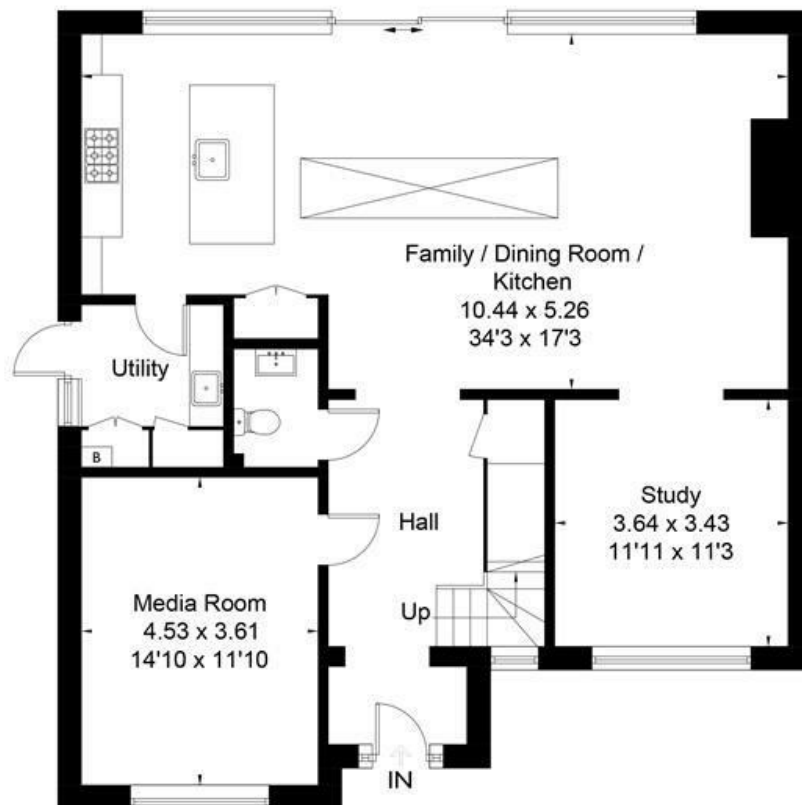




Approximate Area = 166.1 sq m / 1788 sq ft
Including Limited Use Area (3.6 sq m / 39 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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