



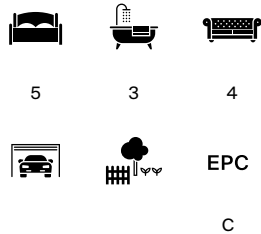
ST. ANDREWS GARDENS

Cobham, Surrey



AN IMPRESSIVE, CHAIN-FREE FIVE BEDROOM FAMILY HOME

Set in a sought-after residential development close to Cobham Free School and ACS Cobham.



Local Authority: Elmbridge Borough Council
Council Tax band: G
Tenure: Freehold





DESCRIPTION

This beautifully presented five bedroom family home is in a sought-after residential location and ideally located for the Cobham Free School, St Andrews School and the ACS International School.

This superb property offers versatile living space on the ground floor, which includes three generous reception rooms, an impressive modern kitchen/dining room, a separate utility room and a guest cloakroom. The whole of the ground floor features smart Amtico flooring.

The kitchen features stunning stone worktops, an abundance of bespoke units, an excellent selection of fitted appliances and a breakfast bar. Sliding doors in the dining area lead to the garden. The large reception room to the right of the hallway is perfect for relaxing and has glass sliding doors on to the garden. The second reception would be an excellent playroom, and there is also a study.



On the first floor, there are five spacious bedrooms, four of which have built-in wardrobes. Two of the bedrooms, including the principal suite, have luxury en suite bathrooms, while the other three share a well-appointed family bathroom with a separate bath and shower.

The garden cleverly wraps around the house and is mainly laid to lawn at the rear with a lateral terrace for al fresco dining. To the left of the house, there is a large, paved courtyard which is perfect for entertaining. The garden is surrounded by mature trees and shrubs to ensure privacy. To the front is a driveway for two cars and a detached double garage.

Come and see this fantastic house, you'll be delighted you did!

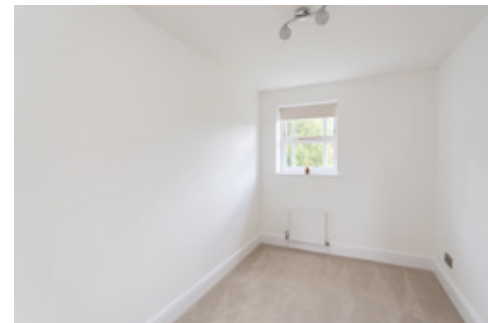


LOCATION

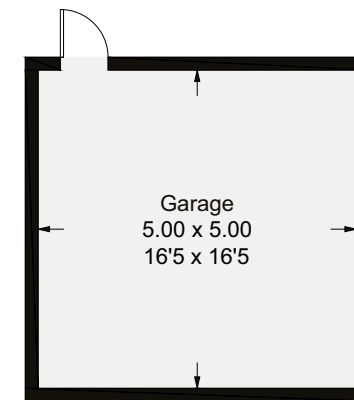
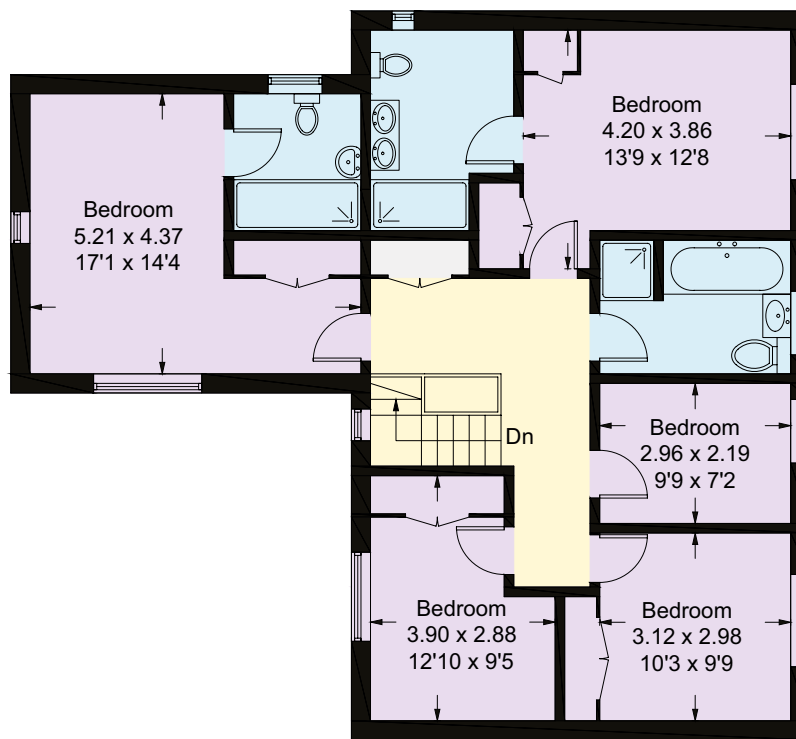
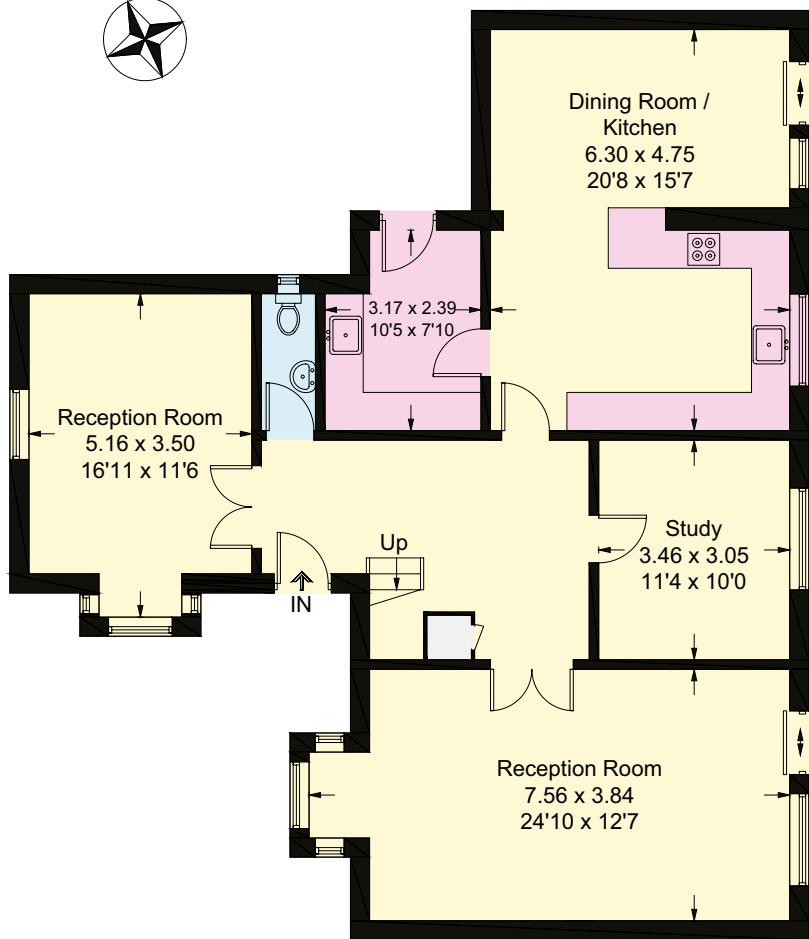
Cobham High Street offers a great range of independent and well-known shops, cafés and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station.

There is an excellent range of private and state schools in the area: Reed's, Parkside, ACS Cobham International, Feltonfleet, Notre Dame, St Andrew's, Cobham Free School, 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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 207.8 sq m / 2237 sq ft
 Garage = 25.0 sq m / 269 sq ft
 Total = 232.8 sq m / 2506 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.

We would be delighted
to tell you more.

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