



HEATH RIDGE GREEN

Cobham, Surrey, KT11



FIVE BEDROOM DETACHED FAMILY HOME | COBHAM, KT11

Set back from the road behind wooden gates, this impressive home offers over 3,400 sq ft of well-balanced accommodation in a private and secluded setting.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

The heart of the home is the exceptional open-plan kitchen, family and dining room, a bright and spacious living space designed for modern family life. Featuring a central island and attractive log burner, the room is flooded with natural light and enjoys seamless access to the garden via bi-fold doors. Complementing the kitchen is a separate utility room and integral garage.

The ground floor also provides excellent reception space, including a substantial reception room, formal dining room and study, offering versatile accommodation for both family living and home working.











DESCRIPTION

The first floor provides excellent family accommodation, comprising five well-proportioned bedrooms. The impressive principal suite features a walk-through dressing area and en suite bathroom, while a second bedroom also benefits from its own en suite. The remaining three bedrooms are served by a family bathroom.

Outside, the rear garden has been thoughtfully landscaped to create a private and tranquil environment. A generous patio adjoins the house, providing an ideal space for outdoor dining and entertaining, before stepping down to an attractive lawn surrounded by mature planting and established hedging. The garden also benefits from a summer house and sauna, enhancing its appeal as a year-round retreat.

The area benefits from excellent transport links. Oxshott Station is approximately 0.8 miles on foot (1.8 miles by car), while Cobham & Stoke d'Abernon Station lies around 1.6 miles away. Both provide regular rail services to London Waterloo and Guildford. The A3 and Junctions 9 and 10 of the M25 are also nearby, offering convenient road access to Central London, Heathrow Airport, and Gatwick Airport.





Heath Ridge Green, KT11

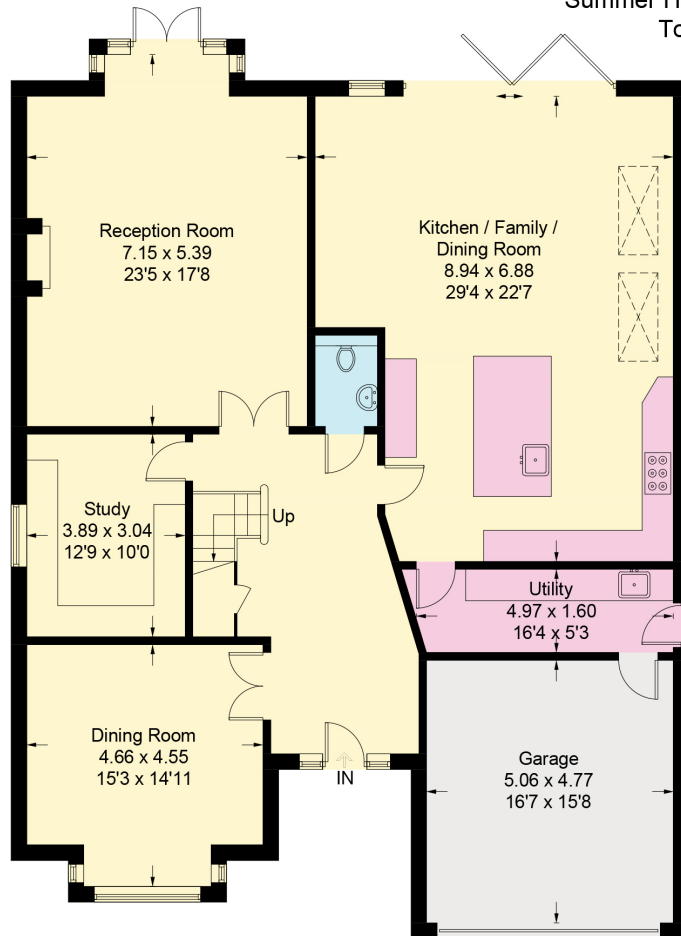
Approximate Gross Internal Area

Ground Floor = 185.8 sq m / 2000 sq ft

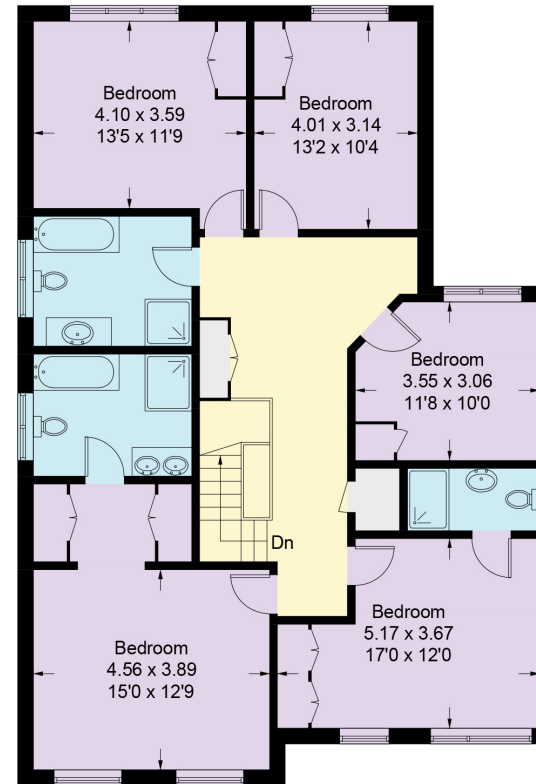
First Floor = 123.5 sq m / 1329 sq ft

Summer House & Sauna = 11.1 sq m / 119 sq ft

Total = 320.4 sq m / 3448 sq ft

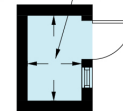


Ground Floor

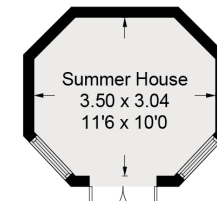


First Floor

Sauna
1.67 x 1.06
5'6 x 3'6



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
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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)

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