



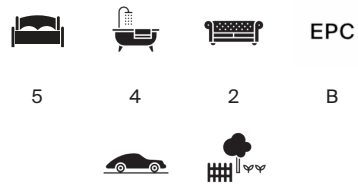
# KNOWLE PARK

Cobham, KT11



# A STUNNING FIVE BEDROOM FAMILY HOME. CHAIN FREE.

Versatile accommodation over three floors. A pretty garden with a terrace ideal for outdoor entertaining. Located in a cul-de-sac 0.5 miles from Cobham train station.



Local Authority: Elmbridge Borough Council

Council Tax band: G

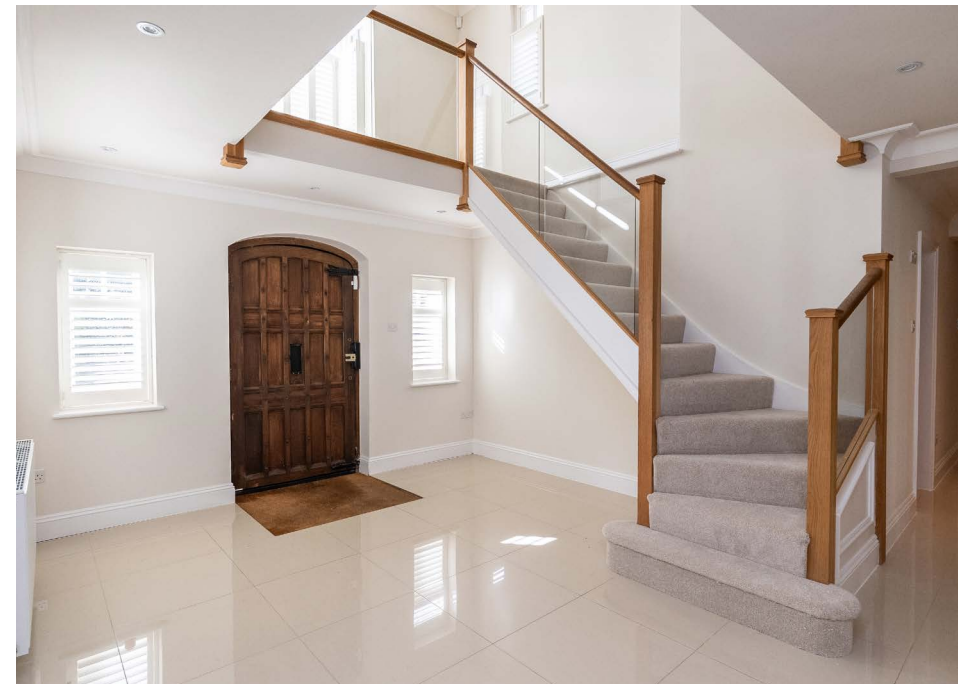
Tenure: Freehold



## DESCRIPTION

Set behind electric gates with plenty of driveway parking and a large integral garage, the property sits on a stunning 0.39 acre plot with peaceful green views over the private Knowle Hill Park.

The spacious entrance hall provides access to a large main reception room with feature fireplace, a light dining room and a spacious kitchen/breakfast room. All of these entertaining spaces have bi-folding doors onto the garden terrace ensuring lots of light is present. The kitchen breakfast room has a large centre island, stone work tops, an abundance of fitted cabinetry, skylight, separate utility room and larder. There is also access to the garage and a guest cloakroom from the hallway.











The first floor comprises the principal bedroom with dressing area and en suite bathroom with separate shower, guest bedroom with en suite and two further bedrooms and family bathroom. The top floor offers bedroom five/games room, en-suite bathroom and eaves storage.

The area is well connected with a direct train service to London Waterloo from both Oxshott and Cobham, as well as easy access to the A3, which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports. There is an excellent range of private and state schools in the area, including Danes Hill, Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with Royal Kent, St Andrew's, Cobham Free School (all subject to catchment areas).

Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more.

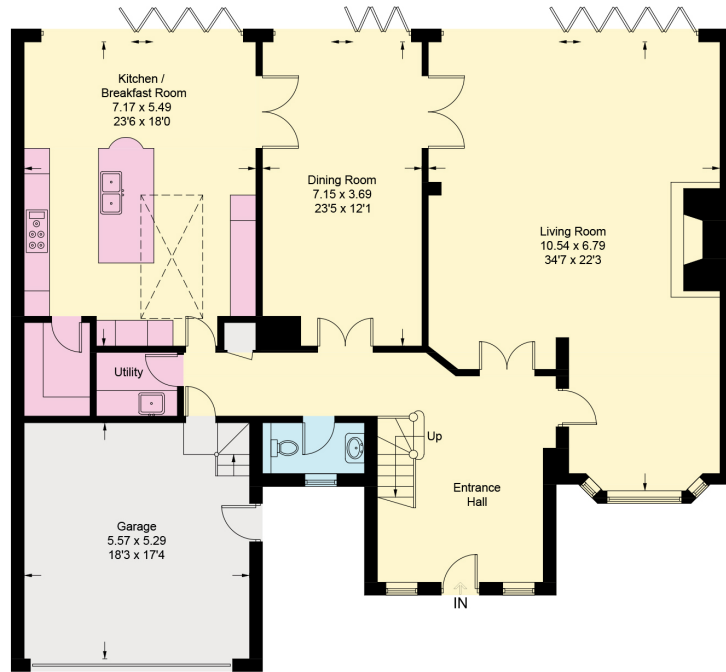
\*NB: Some images used contain CGI furniture, so please call for any additional information\*



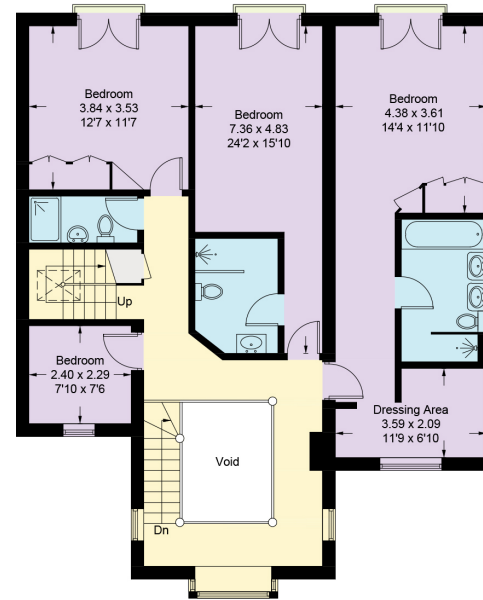


# Knowle Park, KT11

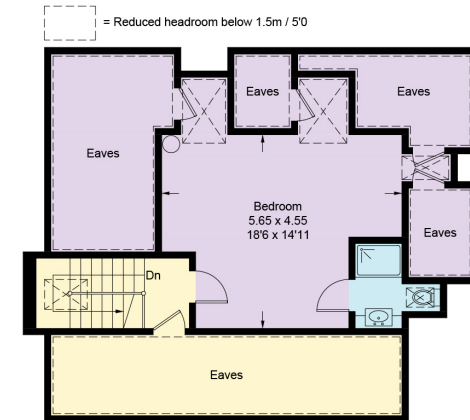
Ground Floor = 202.3 sq m / 2177 sq ft  
 First Floor = 111.9 sq m / 1204 sq ft  
 Second Floor = 39.4 sq m / 424 sq ft  
 Reduced Headroom / Eaves = 39.4 sq m / 424 sq ft  
 Total = 393.0 sq m / 4229 sq ft  
 (Including Garage / Excluding Void)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278752)

(Including Basement / Loft Room)  
 Approximate Gross Internal Area = 686.3 sq m / 7387 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)

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