



LONG ORCHARD

MAYFLOWER LANE, COBHAM
SURREY



LONG ORCHARD

COBHAM, SURREY KT11 1EL

A SUPERB VICTORIAN COUNTRY HOUSE LOCATED CLOSE TO COBHAM

Imposing country house approaching 8,500 sqft

Well-proportioned living areas enjoying aspects across gardens

Ten bedrooms and four bathrooms, with the possibility to create five suites

Separate three bedroom coach house with garaging

Scope for modernisation and internal reconfiguration —subject to necessary consents

Mature grounds and gardens including tree lined driveway

Outdoor swimming pool and tarmacadam tennis court

Views over surrounding countryside

In all approximately 11.8 acres (4.8 hectares)



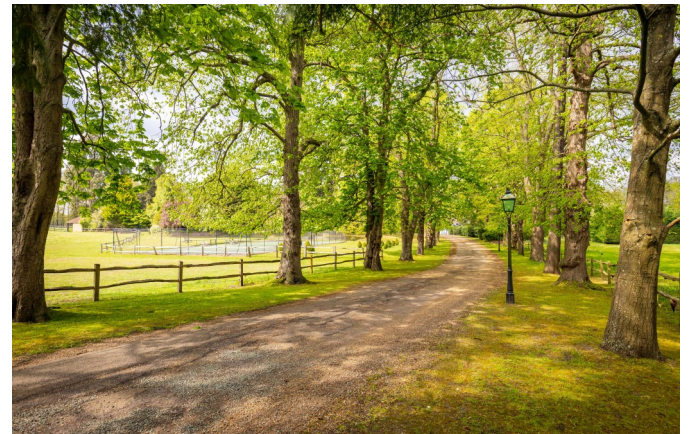


LOCATION

Set within approximately 11.8 acres of private grounds, Long Orchard is an impressive country house, offering a rare combination of space, seclusion and versatility in one of Surrey's most sought after locations.

Approached via a sweeping tree lined drive, the main house is surrounded by mature gardens and open land, creating a sense of privacy whilst remaining conveniently close to the centre of Cobham, an affluent village in Surrey, known for its blend of countryside and strong connectivity to London.

The area offers a range of excellent local amenities, including boutique shops, restaurants and reputable schools, which further enhance its appeal to families and professionals. With easy access to the A3 and M25, as well as nearby rail links, Cobham combines a peaceful suburban lifestyle with convenient commuting options.



LONG ORCHARD HOUSE

Long Orchard is arranged over four levels and provides ample living accommodation with some wonderful character features, including impressive fireplaces and wonderfully detailed plaster cornices.

From the open hallway, the house enjoys a generous kitchen/breakfast room, ample for everyday dining. There are two further principal reception rooms, both enjoying impressive fireplaces; a separate dining room and large study cater for both home working and entertainment. The games room provides easy access to the garden and swimming pool, whilst the sunroom gives a place to relax during the day. There is a basement with ample storage.

To the first floor, the principal bedroom suite benefits from views across the gardens, as well as dressing room and ensuite. There is a further guest suite, with dressing room and ensuite bathroom. A further bathroom, two showers and WC serve the remaining eight bedrooms across the first and second floor.

The extensive grounds offer excellent opportunities for outdoor entertaining, leisure pursuits; complete with tennis court and outdoor swimming pool.



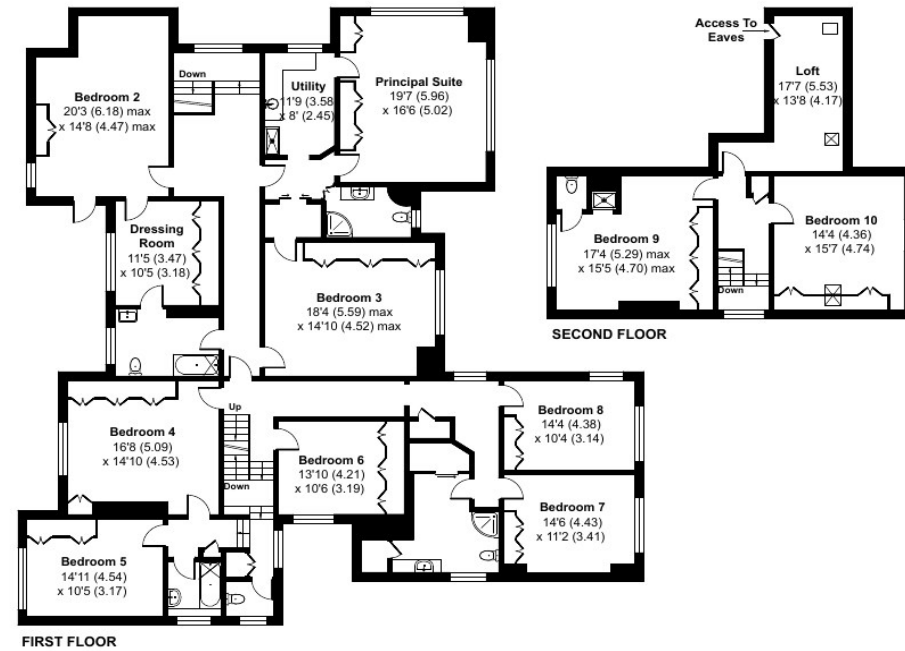
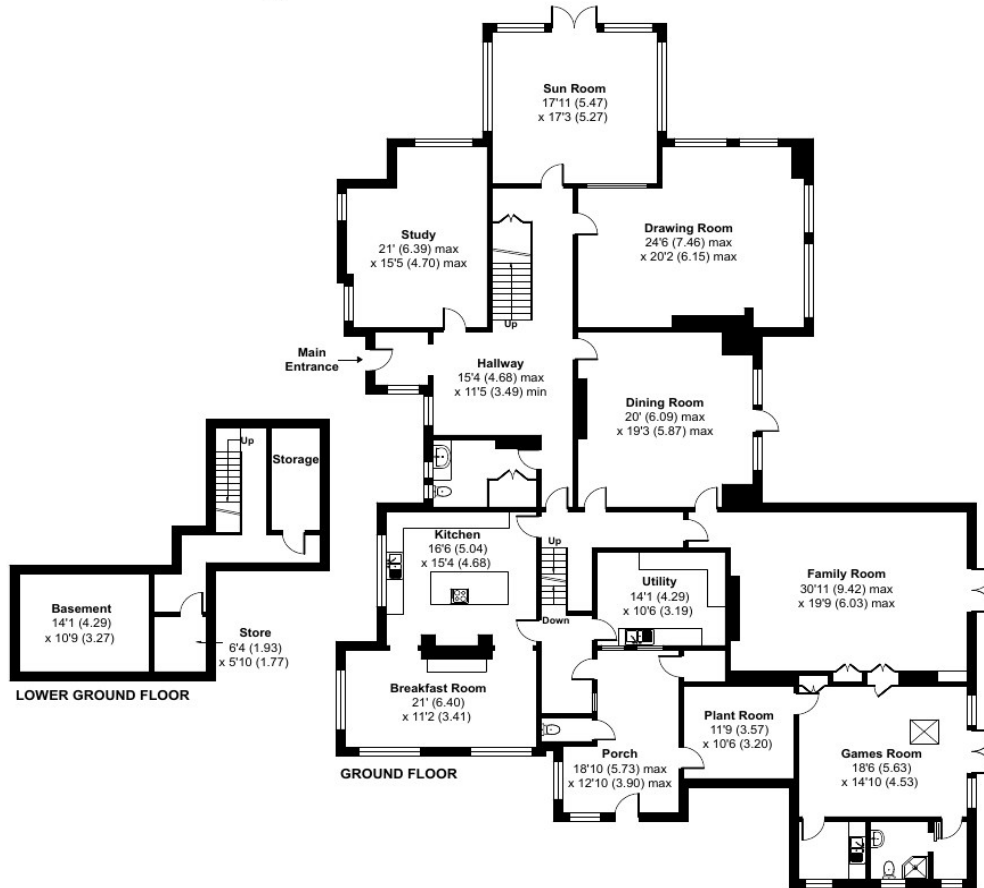




Long Orchard House

Approximate Area = 8466 sq ft / 786.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Clarke Gammon. REF: 1437088

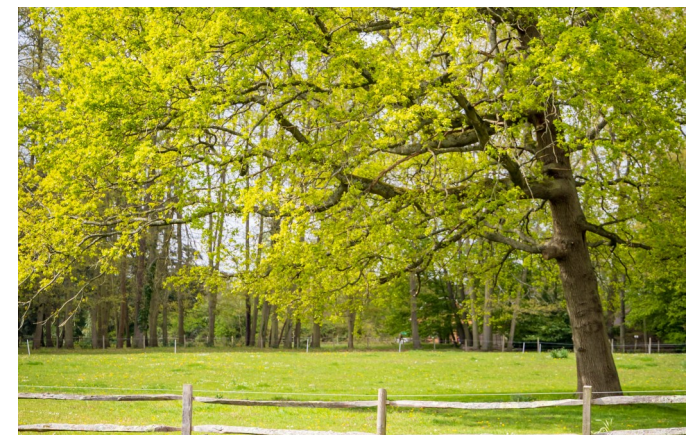


THE COACH HOUSE

Complementing the main house is a separate three bedroom coach house, ideal for secondary accommodation. This versatile addition is perfectly suited for use as guest accommodation, staff or family annexe, or potential rental or home office space, subject to the necessary consents.

Residential accommodation comprises two reception rooms and galley kitchen to the ground floor, with three double bedrooms on the first floor all served by a family bathroom.

The building itself includes a triple garage along with two additional stores/work shops.



The Coach House

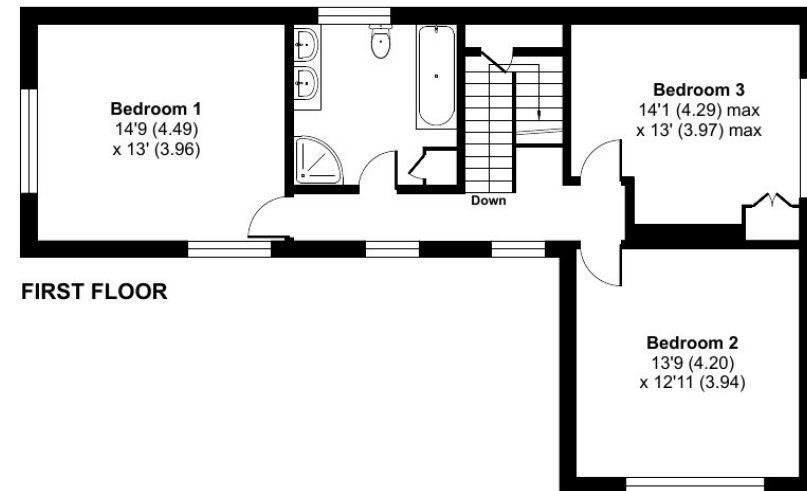
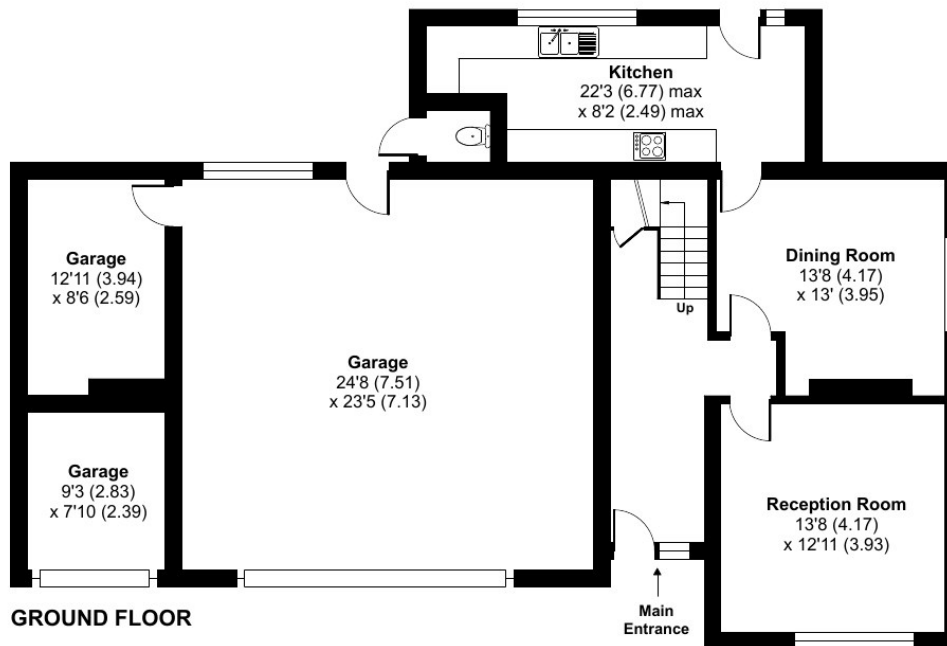
Approximate Area = 1465 sq ft / 136.1 sq m

Garage = 774 sq ft / 71.9 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 2251 sq ft / 209.1 sq m

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ADDITIONAL INFORMATION

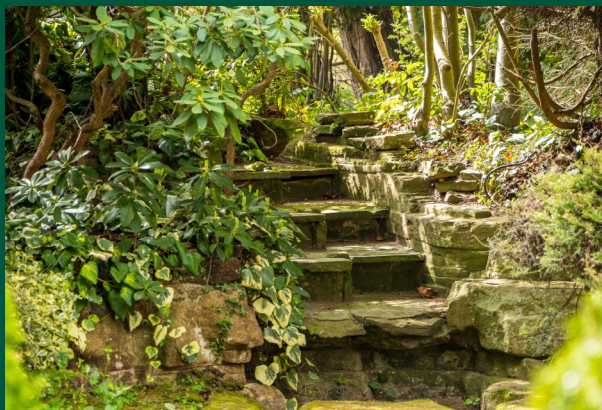
Services: Both Long Orchard and The Coach House are connected to mains water, gas and drainage.

Local Authority: Elmbridge Borough Council

Council Tax Band: Long Orchard Band H . The Coach House Band F

Photography taken in April 2026.





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Photographs taken and particulars prepared in April 2026.