



# HEATHFIELD

Cobham, KT11







# CONTEMPORARY HOME WITH A LAKESIDE SETTING IN COBHAM

An immaculately presented home with a superb specification  
overlooking Littleheath lake on the Cobham/Oxshott border, close to  
Oxshott Woods and station.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



## HIGH SPECIFICATION THROUGHOUT

- Hacker German kitchen
- \* Siemens induction hob and Gaggenau 5 ring gas hob
- Gaggenau kitchen appliances incl two ovens, steam oven & hob
- \* Liebherr bio fridge with filtered water and freezer
- Floating staircase
- Bathroom fittings incl Coalbrook, Domo, Flaminia and Hansgrohe
- \* WISER thermostatic valves to radiators, individually and remotely controlled by rooms/zones
- \* Underfloor heating to kitchen, dining, living area and hall, controlled by NEST system
- \* Cat 6 wiring
- \* Alarm and CCTV system
- No onward chain



















## LOCATION DESCRIPTION

The property is located in a cul-de-sac midway between Oxshott and Cobham villages and is 0.8 miles by foot to Oxshott Station. The village of Oxshott is just over a mile away and has a coffee shop, two village pubs and other independent shops.

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. There is a direct train service to London Waterloo from both Oxshott and Cobham.

The area offers a superb range of recreational activities, including the nearby Oxshott Village Sports Club, which provides facilities for cricket, tennis, padel, squash, netball, and pétanque, as well as golf at The Leatherhead Club, Patchesham, and The RAC.

Between Ashted and Epsom is the RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside, which features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation. The Beaverbrook estate, with its stunning country house situated within its own 470-acre grounds, is conveniently located and has become renowned as one of Surrey's premier destinations for a family getaway. The estate offers a hotel, dining, spa, and an 18-hole golf course.

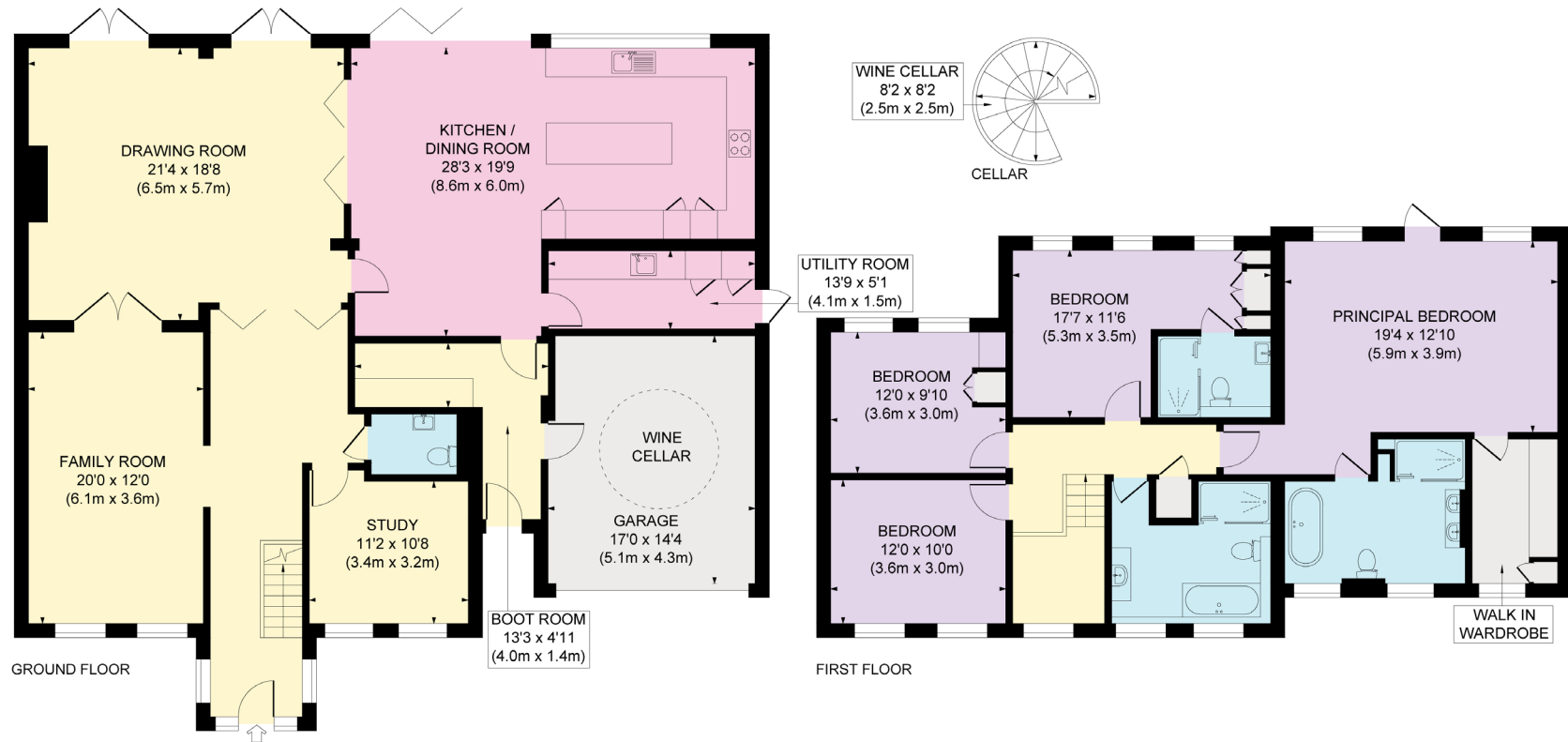








**Approximate Gross Internal Area**  
3157 sq. ft / 293.25 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Approximate Gross Internal Area = 293.25 sq m / 3157 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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