



PORTSMOUTH ROAD

Cobham, Surrey, KT11



# A DETACHED FIVE BEDROOM FAMILY HOME

This impressive and substantial family residence offers beautifully arranged accommodation over three floors, combining elegant proportions with exceptional versatility, extending to over 6,000 sq ft.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



## DESCRIPTION

The property is entered via a striking galleried reception hall, setting the tone for the generous and well-balanced accommodation throughout. The principal reception rooms include a superb double-aspect drawing room centred around an attractive fireplace, an elegant formal dining room, and a well-appointed kitchen/breakfast room fitted with a comprehensive range of wall and base units. French doors open directly onto the rear terrace, providing an ideal setting for indoor-outdoor living and entertaining. Additional ground floor accommodation includes a study, utility room and cloakroom.

On the first floor, the principal bedroom suite presents a luxurious retreat, featuring a dressing room and en suite bathroom. There are four further bedrooms, two of which benefit from en suite facilities, in addition to a well-appointed family bathroom. The second floor provides a substantial and versatile playroom, with access to extensive loft storage, offering excellent potential for a variety of uses.











## LOCATION DESCRIPTION

The property is ideally located for easy access to Cobham High Street (1.9 miles).

Cobham High Street offers a wide range of independent and well-known shops, cafes 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 and Stoke d'Abernon train station.

There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School (circa 5 minutes walk), and St Matthew's (all subject to catchment areas).

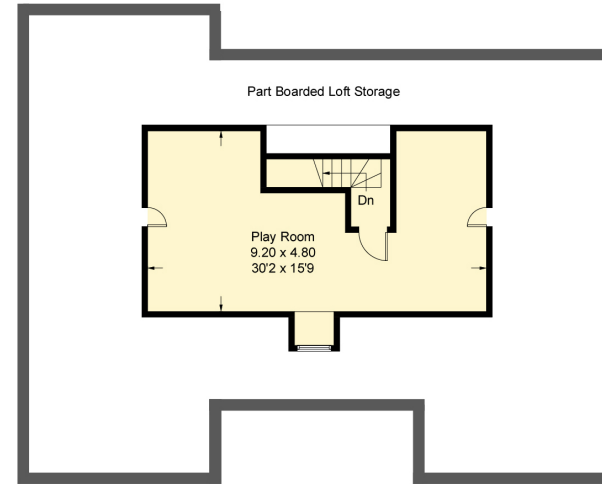
There is easy access to the A3, which links to Junction 10 of the M25, which is useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.



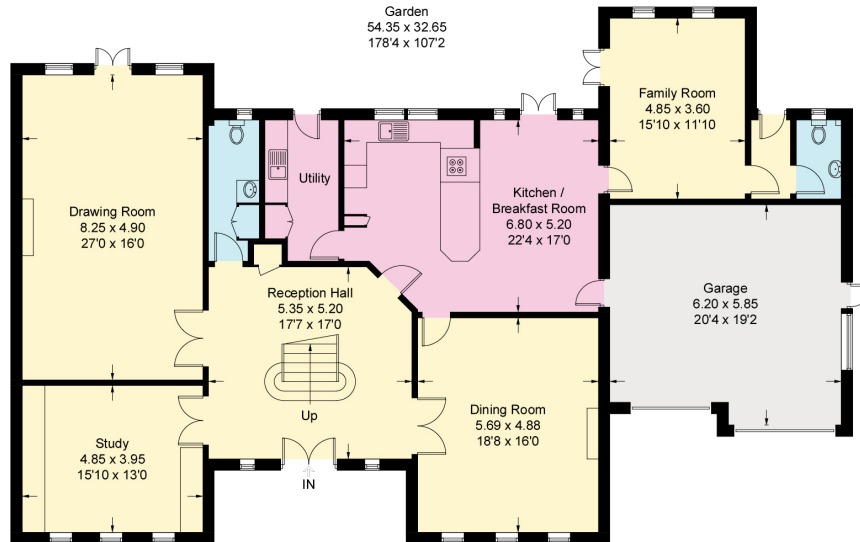


# Hallstone Place, KT11

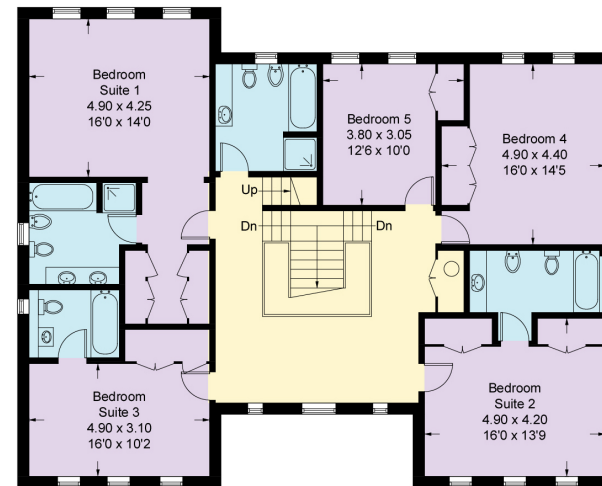
Approximate Gross Internal Area = 559.8 sq m / 6026 sq ft  
 (Includes Loft Storage)  
 Loft = 125.2 sq m / 1348 sq ft



**Second Floor**



**Ground Floor**



**First Floor**

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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