



LE CHENE

Eaton Park Road, Cobham, KT11



A STATEMENT 6 BEDROOM FAMILY HOME

Built by Octagon and extending to approximately 10,300 sq ft., the property is located on Eaton Park, a highly regarded private gated road in Cobham, offering a discreet and secure setting in a large plot of almost 0.7 acres.

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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



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The house sits within landscaped grounds and is approached via electric wrought-iron gates which open onto a sweeping driveway leading to the integral triple garage.

The double-height reception hall provides a strong sense of arrival and reflects the scale and high specification which is evident throughout the house. The accommodation is characterised by high ceilings and excellent natural light.

Ground floor reception rooms include a drawing room, cinema / TV room, study and formal dining room. The recently refurbished bespoke kitchen is open-plan to the breakfast and family room which forms the main living space.





The adjoining family room includes a wine store and offers a comfortable, flexible living area, with access through to the utility room, garages and stairs to the self contained annex above which has recently been refurbished into a study with bespoke joinery. The first floor includes a large principal bedroom suite with separate dressing area and an additional four bedroom suites.





French doors from the breakfast area and family room lead to a south-east facing terrace, providing easy access to the gardens and extending the living space outdoors with fitted BBQ area.





The lower ground floor accesses via the family room is arranged as a leisure level, incorporating an indoor swimming pool complex with gym, steam room, spa pool, changing facilities and direct access to the gardens. This level has been designed to provide comprehensive leisure and wellbeing facilities.

The gardens are surrounded by high hedges providing privacy and seclusion with various mature shrubs, trees and lawns.





LOCATION

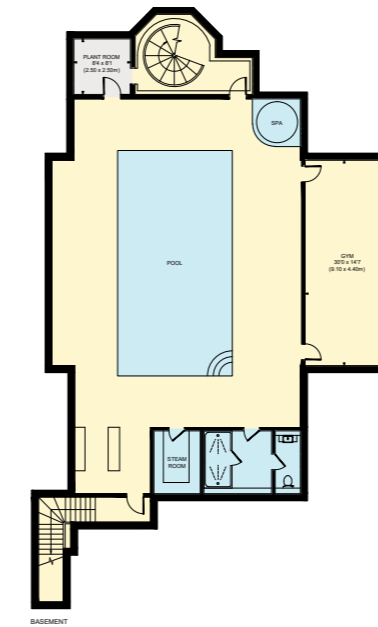
Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo in about 40 minutes and to Guildford in about 23 minutes. There is easy access to the A3 which links to Junction 10 of the M25, which is useful for connections to London Gatwick and Heathrow Airports

Cobham High Street offers a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie. A fantastic choice of schooling is in abundance with many private schools nearby including Reed's, ACS, Danes Hill, Felton Fleet and Parkside. RHS Wisley is just down the road along with Claremont National Trust Landscape Garden and Painshill Park.





Approximate Gross Internal Area
 Main House 9652 sq. ft / 896.74 sq. m
 Garage 649 sq. ft / 60.26 sq. m
 Total 10,298 sq. ft / 957 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.

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)

We would be delighted
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