



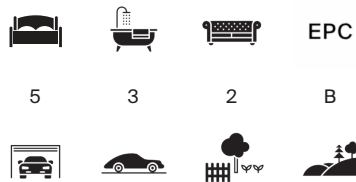
PARK HILL DRIVE

Cobham, Surrey, KT11



A DETACHED FIVE BEDROOM LUXURY HOME FOR SALE IN COBHAM, KT11

Woburn House presents a truly rare opportunity to reside within one of Cobham's most distinguished and secluded residential addresses.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Set within the exclusive Park Hill Drive, an exceptional gated development comprising just seven houses and twenty-two apartments, this outstanding home is surrounded by approximately 45 acres of private woodland and parkland, built by Millgate Homes in 2017/18.

Originally Woburn House served as the show home for the development, reflecting the highest specification and showcasing the very best of Millgate's design. Its elegant immaculate interiors, generous proportions and contemporary finishes combine to create a home that is both sophisticated and effortlessly comfortable.

The heart of the house is an exceptional kitchen/dining/family room, beautifully appointed and designed for modern living with Sub Zero and Wolf appliances. Full width bi-fold doors open directly onto the private rear garden, seamlessly blending indoor and outdoor living.











A grand reception hall sets an impressive tone on arrival, complemented by a guest cloakroom, coat cupboard, under stairs storage and internal access to the integral double garage.

The first floor includes a formal drawing room offering a refined entertaining space, filled with natural light and finished to an impeccable standard. The luxurious principal bedroom suite features a generous dressing area, a beautifully appointed en-suite bathroom and direct access to a substantial private terrace. A further double bedroom suite completes this floor.

The top floor provides superb versatility, with three additional double bedrooms arranged around a spacious landing illuminated by a striking feature skylight. A well-designed family bathroom and various storage cupboards enhance practicality.

The two tier rear gardens at Woburn House have been landscaped offering privacy and seclusion with entertaining terrace and pergola.

Residents of Park Hill Drive benefit from the use of the on-site private gym, located within the main apartment building—an ideal convenience for wellbeing and fitness.





Approximate Gross Internal Area

Main House 3,644 sq. ft / 338.52 sq. m
 Outbuilding 71 sq. ft / 6.62 sq. m
 Garage 339 sq. ft / 31.47 sq. m
 Total 4,054 sq. ft / 376.61 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 = 376.61 sq m / 4,054 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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