



Avalon

KNOWLE PARK

17

Cobham, Surrey, KT11



SUPERB FAMILY HOME IN COBHAM BETWEEN THE VILLAGE AND RAILWAY STATION | CHAIN FREE.

Set behind electric gates on one of Cobham's most sought-after roads, this impressive and beautifully presented family home offers an exceptional balance of space, design and modern living, extending to over 5,000 sq ft.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

A generous block-paved driveway provides ample parking and leads to the integral garage, while the attractive frontage gives an immediate sense of the quality within. The welcoming entrance hall introduces a well-considered layout, combining classic proportions with a contemporary finish. To the front, a formal dining room with a bay window and a separate living room provide elegant settings for entertaining, while the rear of the house is arranged with everyday living in mind.

The focal point of the home is the open-plan kitchen/breakfast/family room, thoughtfully designed as a sociable and functional space. It features a large central island, extensive cabinetry and quality finishes throughout, seamlessly accommodating cooking, dining and relaxation. The adjoining seating area, centred around a feature fireplace, creates a comfortable environment, with ample natural light provided by windows and doors opening onto the garden. A separate utility room discreetly supports the practical needs of the house.







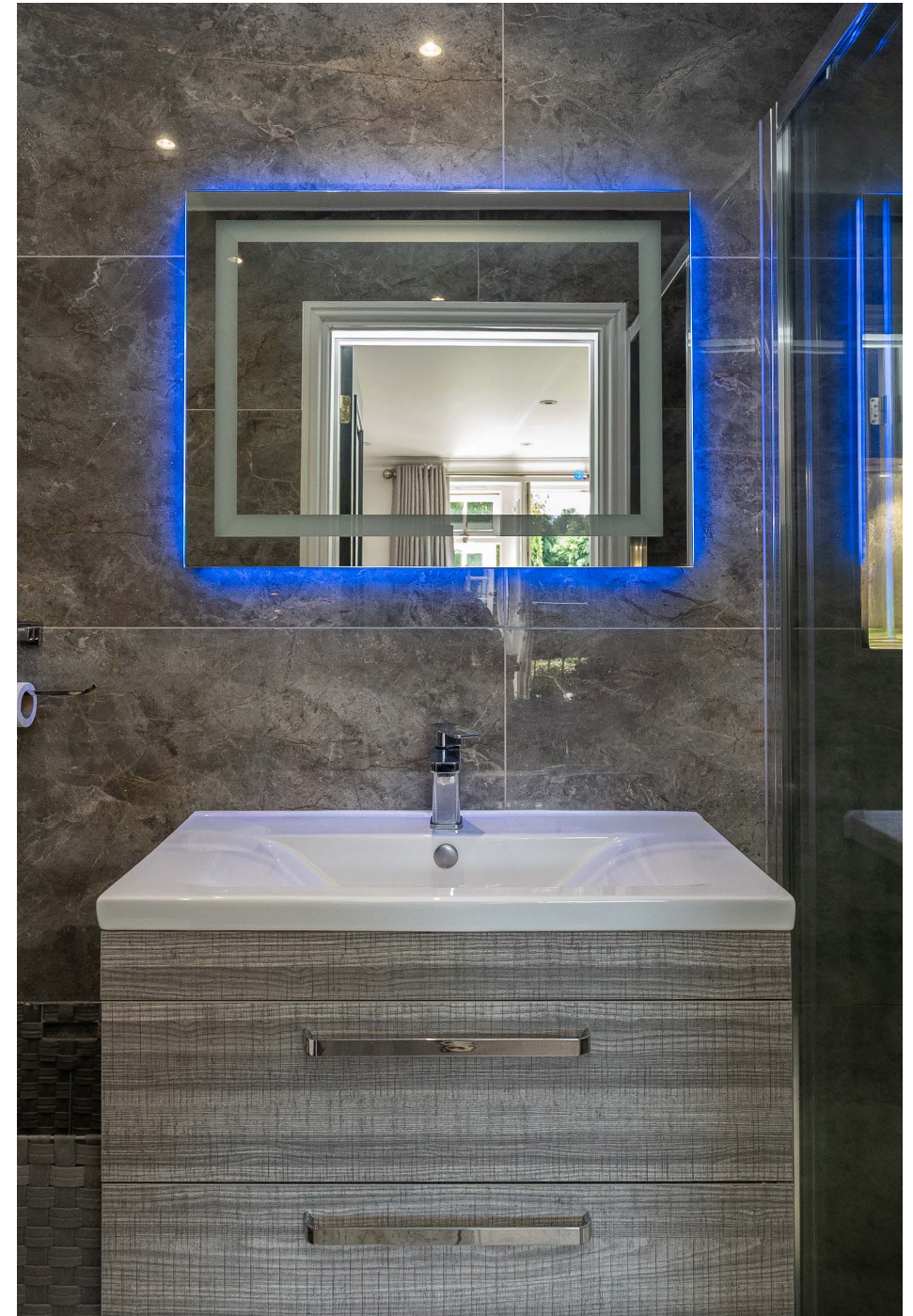


DESCRIPTION

Arranged over two upper floors, the bedroom accommodation is generous and well-proportioned. The principal suite is particularly impressive, offering a sense of space and privacy, complemented by fitted storage and an en suite bathroom.

The remaining bedrooms are all of good size and are served by well-appointed bathrooms.

The top floor provides additional flexible accommodation, including a spacious bedroom and dressing area, well suited to guests or older children.







DESCRIPTION

The rear garden has been carefully landscaped to provide a private and peaceful setting.

A contemporary swimming pool forms a striking centrepiece, bordered by a broad terrace ideal for outdoor dining and entertaining. Beyond, an outbuilding incorporates a gym and pool house, adding a valuable lifestyle element to the property.

Knowle Park is a highly regarded address, conveniently located for Cobham High Street, which offers a range of shops, restaurants and cafés, together with a number of well-regarded schools. The property also benefits from excellent connectivity via the A3 and M25, with mainline rail services providing access to London.



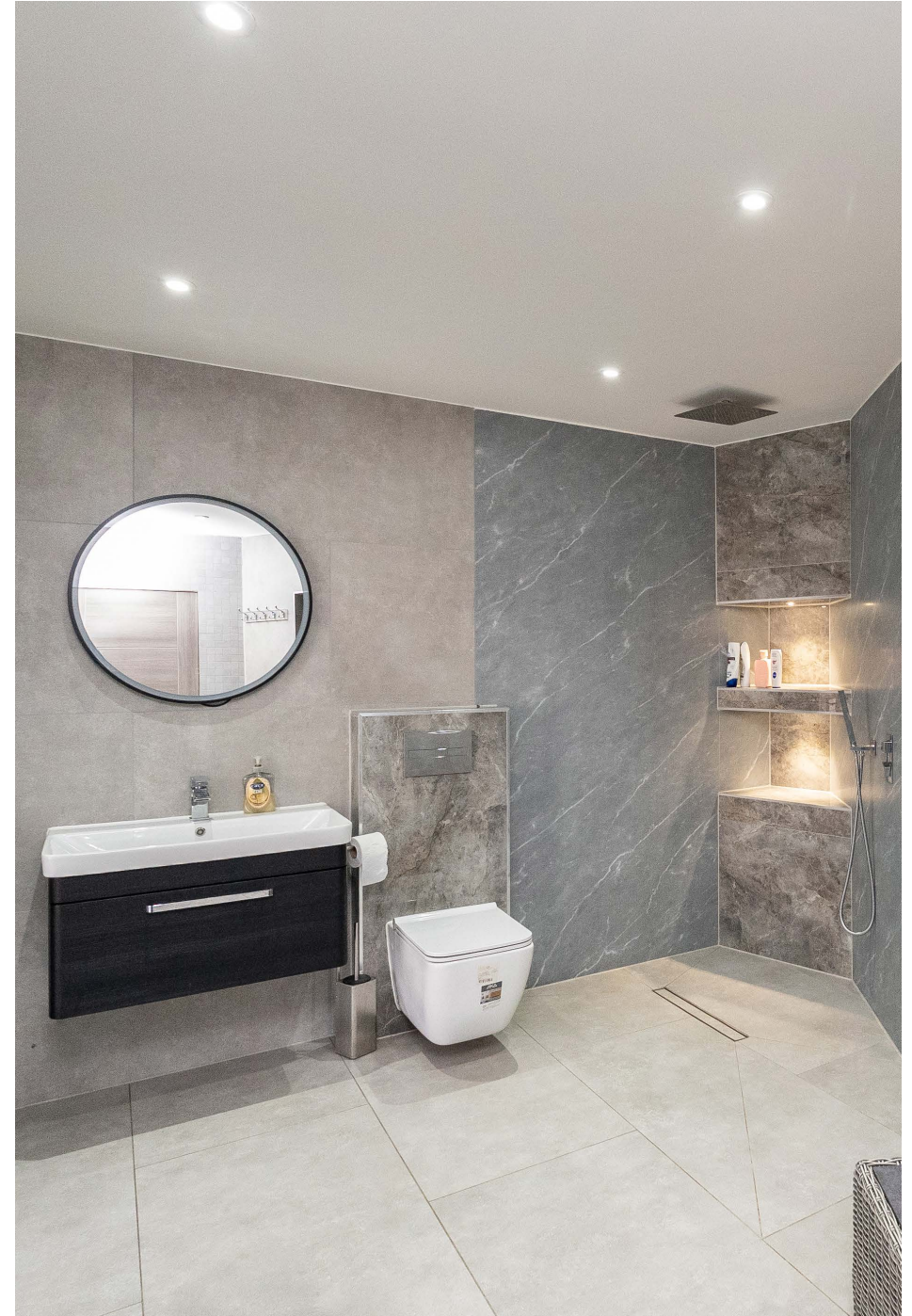




DESCRIPTION

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. The area is well connected with a direct train service to London Waterloo from both Oxshott and Cobham, as well as easy access to the A3, which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports.

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, Pachesham, 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.





Knowle Park, KT11

Approximate Gross Internal Area = 407.4 sq m / 4386 sq ft
 Garage = 26.8 sq m / 289 sq ft
 Gym & Pool House = 52.4 sq m / 564 sq ft
 Total = 486.6 sq m / 5239 sq ft

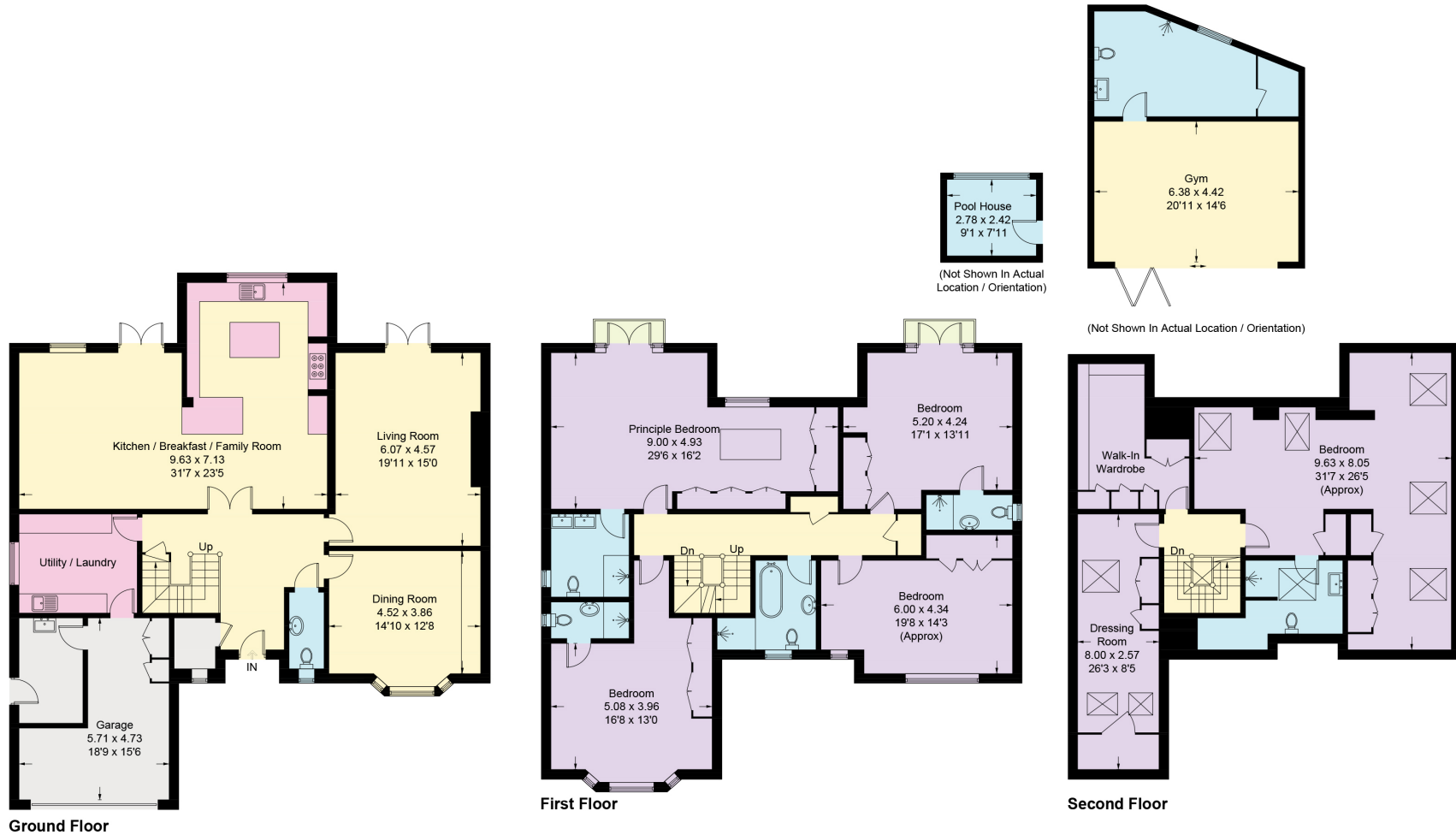


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313317)

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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