



LEIGH HILL ROAD

Cobham, Surrey, KT11



# A DETACHED FIVE BEDROOM FAMILY HOME FOR SALE IN COBHAM, KT11

Built in 1925 and cherished by the current owner for over 30 years, this attractive detached family home occupies a wonderful south-west facing plot of just over one acre, backing directly onto the highly desirable Oxshott Way Estate.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



## DESCRIPTION

Set behind mature hedging and offering excellent privacy, the property provides well-balanced accommodation arranged over three floors, together with exceptional potential for extension or redevelopment (subject to the usual consents).

The ground floor offers generous, flexible living spaces, including a large open-plan drawing/dining room with sun room, a well-proportioned kitchen, utility room and a separate family/TV room. Upstairs, the principal bedroom suite is accompanied by three further bedrooms, one bathroom, one shower room and a family bathroom. The top floor includes an additional bedroom and study.











To the front, mature planting provides effective screening from the road, while the spacious driveway offers ample parking and leads to a detached garage. The beautifully maintained south-west facing rear garden is a particular highlight, with wide lawns, established trees and hedging along the boundaries ensuring excellent seclusion. A full-size tennis court and large rear terrace create superb outdoor amenity and entertaining space.



This is a rare opportunity to acquire a charming period home on a substantial plot in a prime Cobham location, with significant scope to enhance, extend or replace the existing house to create a first-class residence tailored to individual needs (subject to planning consent).

The property is located close to the villages of Cobham and Oxshott with a good selection of local shops. Schooling in the area is superb and includes Danes Hill, Reeds, Parkside and The ACS Cobham International School. Cobham high street also offers a range of local shops, restaurants and amenities as well as easy access to the M25 and A3.



**Approximate Gross Internal Area**  
 Main House 3,733 sq. ft / 346.79 sq. m  
 Garage 323 sq. ft / 30.04 sq. m  
 Total 4,056 sq. ft / 376.83 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 = 376.83 sq m / 4056 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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**Knight  
Frank**

An aerial photograph of a large, two-story brick house with a dark tiled roof and two chimneys. The house features a central gable and two dormer windows. To the left is a detached garage with a dark door. A wide gravel driveway leads to the house. The property is surrounded by a large green lawn, a tennis court, and a well-maintained garden with hedges and trees. The Knight Frank logo is overlaid in the top center.