



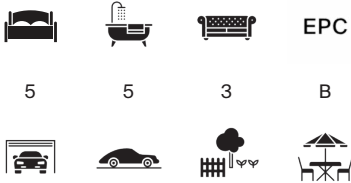
HEATH RIDGE GREEN

Cobham, Surrey, KT11



# FIVE BEDROOM DETACHED HOUSE FOR SALE IN COBHAM, KT11.

A newly built family home of approximately 5,100 sq ft, set on a 0.26-acre plot in a quiet road between Cobham and Oxshott.



Local Authority: Elmbridge Borough Council

Council Tax band: Unknown

Tenure: Freehold



## DESCRIPTION

The house features a traditional exterior with brick and stone detailing and a layout designed for modern family living. A double-height entrance hall leads to a formal drawing room, a study with built in wall units and a large open-plan kitchen, dining, family space which features bespoke joinery and direct access to the rear terrace. A large utility room links to an integral garage fitted with an electronic door and EV charging point.

The first floor provides a principal bedroom suite with walk in wardrobe and ensuite, along with three further double bedrooms, each with built-in wardrobes and private ensembles. The second floor offers a large media/games room, a fifth bedroom/home office, a family bathroom, linen storage and additional plant/storage space.











Specification includes shaker-style kitchen and utility units with integrated Miele/Siemens appliances, ceramic tiled flooring to main ground-floor areas and underfloor heating throughout powered by an air source heat pump. The house also includes Lutron programmable lighting, integrated audio, CCTV, security and door entry systems, and cinema pre-wiring.

Externally, the property includes electric gates with video entry, a large block-paved driveway with access to the integral garage and a landscaped 100-ft rear garden with a sandstone terrace.

## LOCATION

The area benefits from excellent transport links. Oxshott Station is approximately 0.8 miles on foot (1.8 miles by car), while Cobham & Stoke d'Abernon Station lies around 1.6 miles away. Both provide regular rail services to London Waterloo and Guildford. The A3 and Junctions 9 and 10 of the M25 are also nearby, offering convenient road access to Central London, Heathrow and Gatwick Airports. Cobham High Street, approximately 2 miles away, features a Waitrose supermarket, and a good selection of boutique shops, cafes and restaurants.

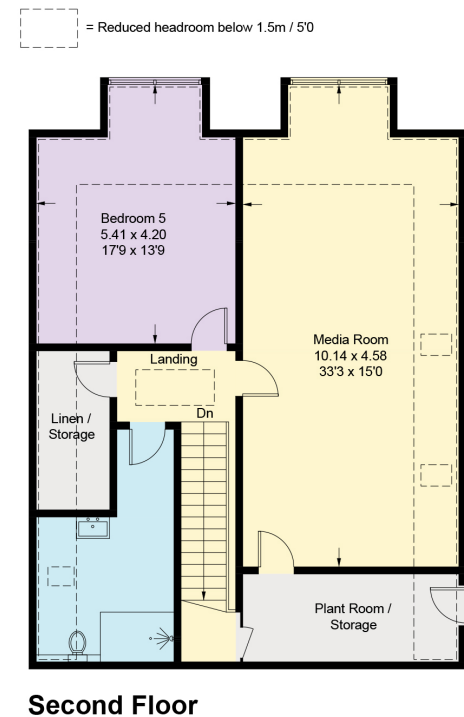
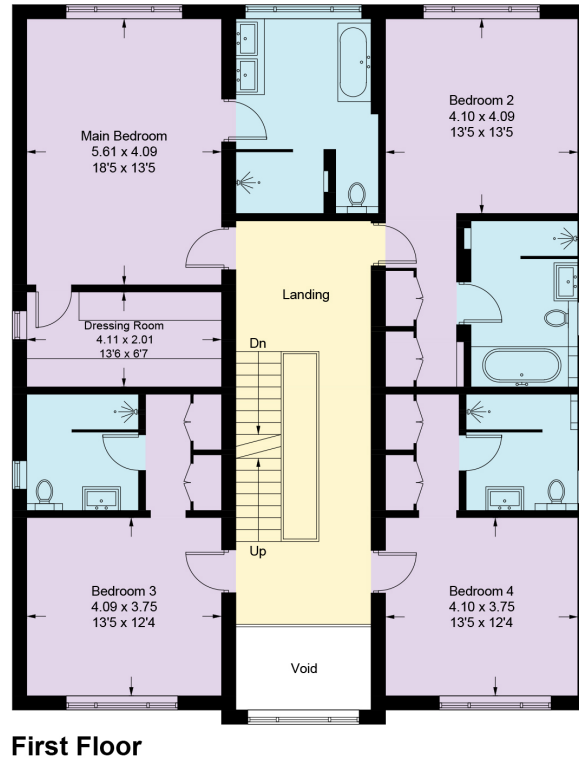
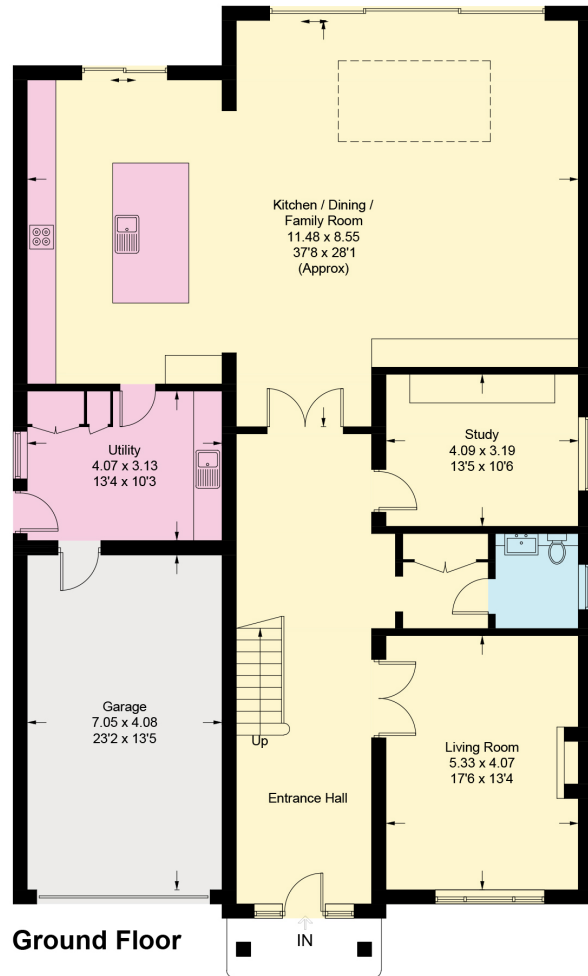
\*NB: Some images used contain CGI furniture, so please call for any additional information\*





# Heath Ridge Green, KT11

Approximate Gross Internal Area = 441.5 sq m / 4752 sq ft  
 Reduced Headroom = 31.5 sq m / 339 sq ft  
 Total = 473.0 sq m / 5091 sq ft  
 (Including Garage / Excluding Void)



= Reduced headroom below 1.5m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286717)

Approximate Gross Internal Area = 473 sq m / 5091 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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