

THE PRIVATE OFFICE
REAL ESTATE



44 FAIRMILE LANE, COBHAM





THE RESIDENCE

44 Fairmile Lane is an immaculately presented modern home situated within the highly sought after and well regarded Fairmile area of Cobham.

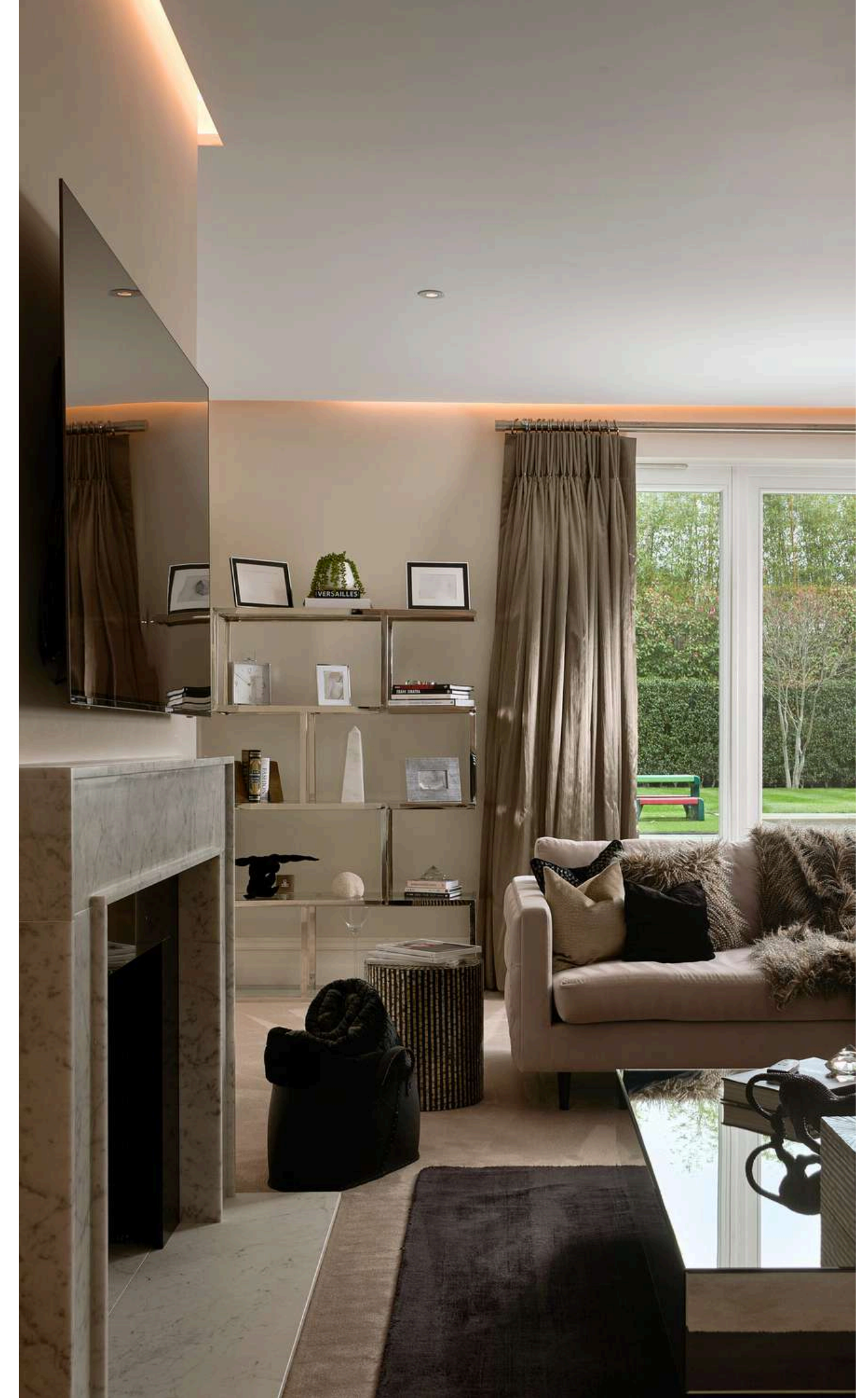
Comprising five spacious bedrooms, generous living space and a beautifully styled kitchen and family area, the house represents an exceptional example of contemporary family living.

THE GROUND FLOOR

The ground floor provides an excellent flow of accommodation, ideal for both everyday living and entertaining.

A welcoming central hallway leads to a formal drawing room overlooking the garden, while to the front of the property a well-appointed home office and playroom provide flexible family space.

To the rear, the impressive kitchen and family room forms the heart of the home, with a stylish contemporary kitchen and a spacious seating area opening onto the garden. A separate utility room and internal access to the garage add further convenience.





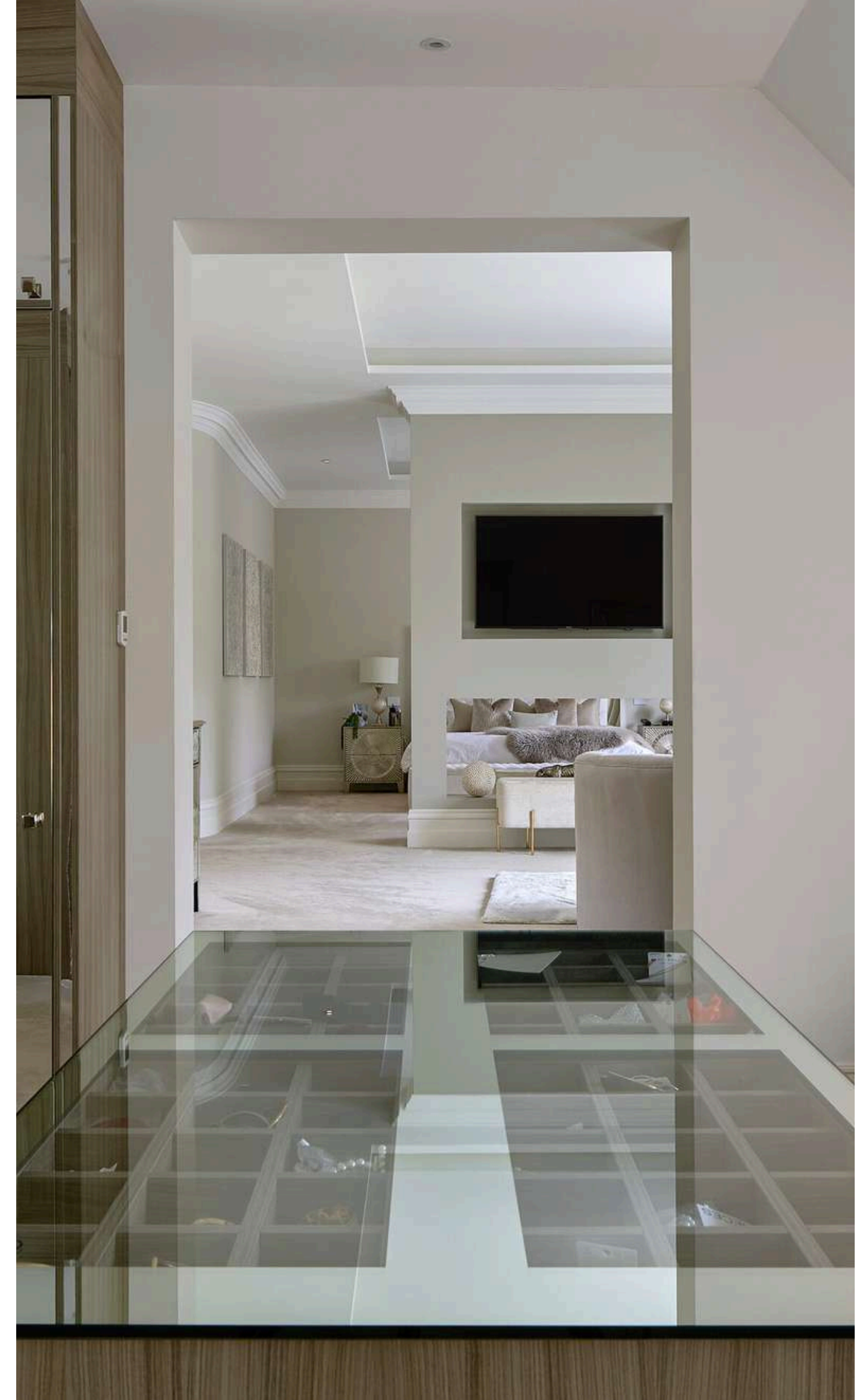




THE FIRST FLOOR

The bedroom accommodation is beautifully proportioned, with all bedrooms benefiting from en suite bathrooms, bespoke storage and thoughtful lighting design.

The principal suite is particularly impressive, featuring its own private sitting area, a sunken dressing space with extensive fitted storage and an elegant en suite bathroom centred around a freestanding bath.





THE SECOND FLOOR

The second floor provides superb additional living space, including a cinema room, a versatile gym and games room and a fifth bedroom, along with access to a generous walk-in loft area ideal for storage.



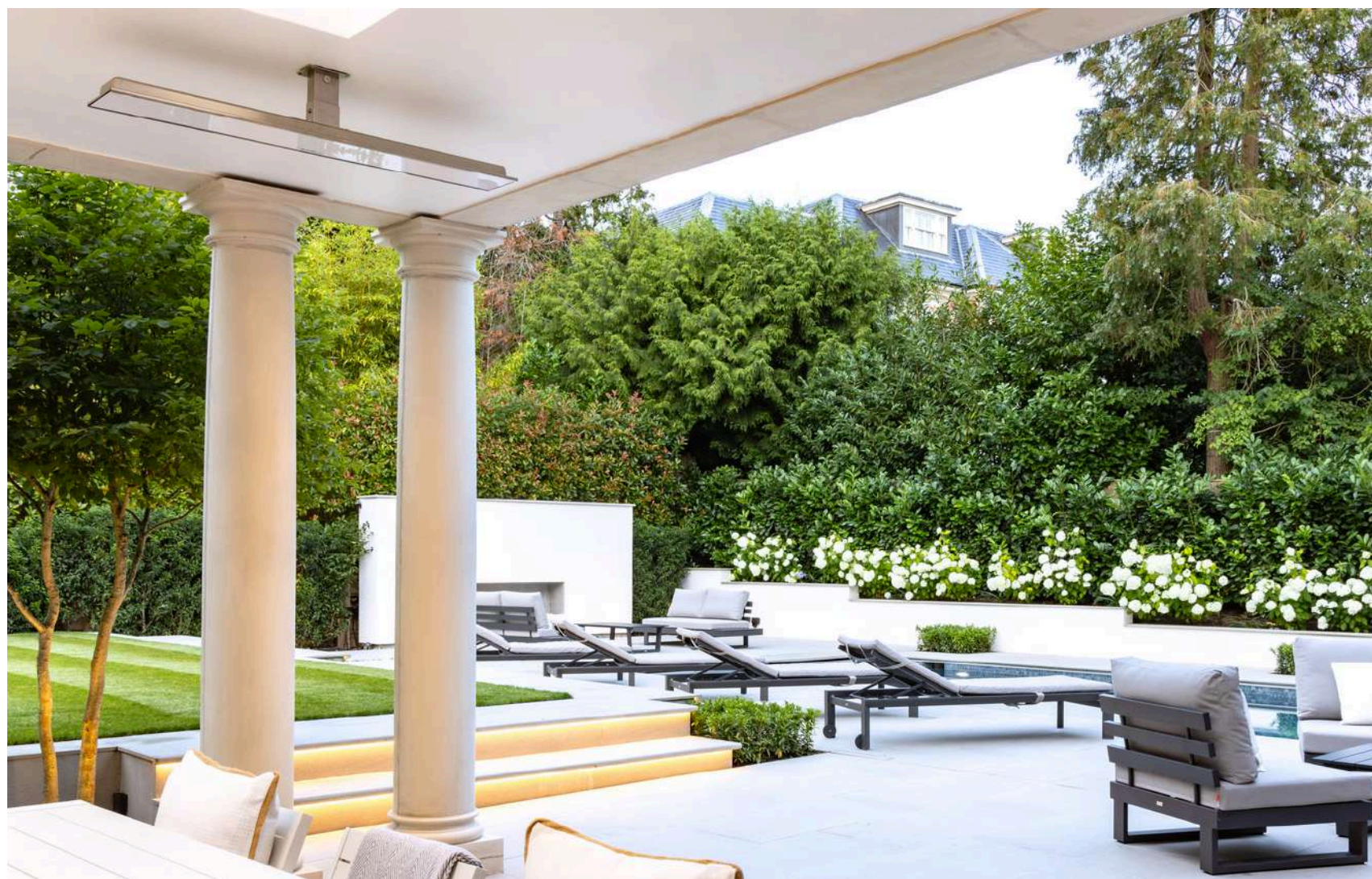
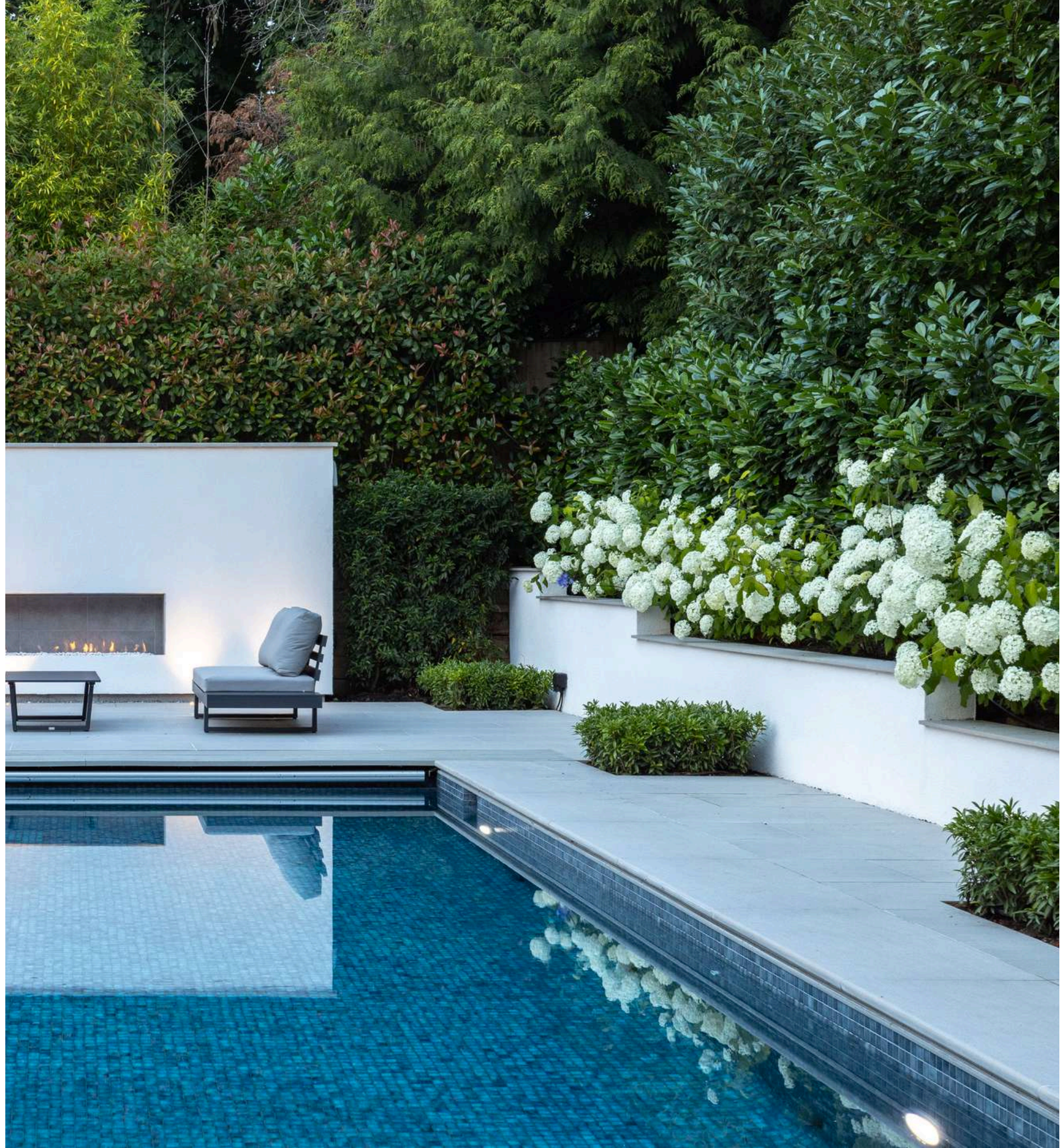


THE GARDENS

The landscaped gardens, designed by the renowned Ben Beth, create a truly exceptional outdoor environment.

A covered seating area with integrated heaters, a fully equipped outdoor kitchen and a striking gas fireplace positioned beside the bespoke swimming pool provide outstanding entertaining space, while carefully planned planting and screening ensure both privacy and year-round interest.

An astroturf play area offers a practical space for children to enjoy throughout the seasons.



44 FAIRMILE LANE, COBHAM
TOTAL : 7782 SQFT / 722.95 SQM





THE PRIVATE OFFICE REAL ESTATE

To arrange a viewing or for more information
please contact Trevor at
The Private Office : Real Estate

TK@THEPRIVATEOFFICERE.COM
WWW.THEPRIVATEOFFICERE.COM