



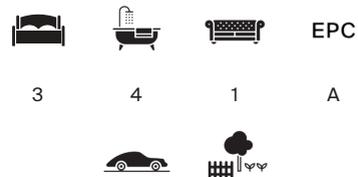
BIRCH GROVE

Cobham, Surrey KT11



A THREE BEDROOM DETACHED BUNGALOW FOR SALE IN COBHAM

Beautifully renovated modern family home with a garden office and
integral garage, within walking distance of Cobham



Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold



DESCRIPTION

A fully refurbished three bedroom family home, situated in a popular road within walking distance of the town centre.

The large entrance hall is spacious and bright, and leads into the hub of the home, which is the kitchen/dining/family room. With a feature glass-pitched ceiling and double aspect bi-fold doors leading on to the garden, this multi-functional space is ideal for entertaining and family living. The modern kitchen is cleverly designed to include two island units, double ovens, an induction hob, and ample storage. There is a utility room accessed via sliding doors from the kitchen, which also provides access to the integral garage. A sitting room sits just off the kitchen and faces the front of the house, and the property includes air conditioning in some of the rooms.











DESCRIPTION

The principal bedroom has fitted wardrobes, a front aspect window, and a large en suite with a bath, double sink, and shower. The second bedroom also has an en suite, and the third bedroom has access to a family bathroom, all with rear aspect windows.

The garden is a wonderful space for entertaining, with a large patio/seating area leading up to the raised lawn, bordered by established planting. There are also two home office buildings, one of which has a cloak/shower room. Both have bifold doors, making the most of the garden views.

To the front, there is a large driveway with ample parking for several cars, a single garage and the roof is fitted with several solar panels.

Cobham High Street offers a wide range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham and Stoke d'Abernon train station.



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Approximate Gross Internal Area

Main House 2721 sq. ft / 252.80 sq. m

Outbuildings 458 sq. ft / 42.60 sq. m

Total 3179 sq. ft / 295.40 sq. m



GROUND FLOOR

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 = 295.40 sq m / 3179sq 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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