



HEATHFIELD

Cobham, Surrey, KT11



FIVE BEDROOM FAMILY HOME IN COBHAM, KT11 - CHAIN FREE

Located in close proximity to Littleheath Lake, Oxshott Woods and
Oxshott train station.

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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

- Stunning cul-de-sac location
- Bright and spacious living spaces including study/boot room
- Underfloor heating (wet) throughout ground floor
- Five spacious bedrooms
- Two en-suite bathrooms and one family bathroom all with underfloor heating
- South facing garden
- Garden studio with power
- Dry garden shed
- Off street parking for several cars
- Single garage with internal access plus underfloor heating
- Good selection of local schools including ACS International School, Reeds, Notre Dame and Danes Hill.







LOCATION

The property is located in a cul-de-sac midway between Oxshott and Cobham villages and is 0.8 miles by foot to Oxshott Station. The village of Oxshott is just over a mile away and has a coffee shop, two village pubs and other independent shops. 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.

There is easy access to the A3, which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports.

There is a direct train service to London Waterloo from both Oxshott and Cobham.

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, Patchesham, 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.





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Approximate Gross Internal Area (Including Garage)

Ground Floor = 149.1 sq m / 1605 sq ft

First Floor = 112.9 sq m / 1215 sq ft

Garden Room = 13.4 sq m / 144 sq ft

Total = 275.4 sq m / 2964 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271085)

Approximate Gross Internal Area = 275.4 sq m / 2964 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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