

TOWNGATE, FAIRMILE LANE

Cobham, Surrey KT11



# A SUBSTANTIAL FIVE BEDROOM FAMILY RESIDENCE

Situated within a private development in central Cobham, this detached family home extends to approximately 4,050 sq ft and provides well-proportioned accommodation arranged over two floors.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



## DESCRIPTION

The ground floor is accessed via a spacious reception hall, leading to the principal reception rooms, including a drawing room, dining room, family room, conservatory and study. The kitchen/breakfast room forms the centre of the house and is complemented by a separate utility room with access to the garden.

The first floor comprises five bedrooms, including a principal bedroom with dressing area and en suite bathroom, together with a guest bedroom with en suite facilities. The remaining bedrooms are served by a family bathroom.

Outside, the property is set within mature gardens with established planting and areas of lawn. A driveway provides extensive off-street parking and leads to a detached triple garage. The property enjoys a private setting whilst being conveniently located for Cobham.











## DESCRIPTION AND LOCATION

Cobham High Street offers an excellent selection of boutiques, cafés, restaurants and everyday amenities, including Waitrose, The Ivy Brasserie and Joe & The Juice. The village enjoys a thriving community atmosphere and is surrounded by attractive countryside, with riverside walks along the River Mole and the renowned Painshill landscape gardens nearby.

Cobham is widely regarded as one of Surrey's most desirable residential locations, particularly favoured by families due to its excellent schools, strong sense of community and convenient access to London.

The property is well placed for road and rail communications. Cobham & Stoke d'Abernon station provides regular services to London Waterloo and Guildford, whilst the A3 and M25 provide convenient access to central London, Heathrow Airport and Gatwick Airport. The area is renowned for its excellent selection of both state and independent schools, including ACS International School Cobham, Reed's, Danes Hill, Parkside, Feltonfleet, Notre Dame, Cobham Free School and St Andrew's.





**Approximate Gross Internal Area**  
Main House 3,521 sq. ft / 327.15 sq. m  
Garage 529 sq. ft / 49.19 sq. m  
Total 4,050 sq. ft / 376.34 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.

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)

**Charles Davenport**

+44 1932 591602

Charles.Davenport@knightfrank.com

**Tom Knowlden**

+44 1932 591610

Tom.Knowlden@knightfrank.com

**Knight Frank Cobham**

50 High Street

Cobham, KT11 3EF

**knightfrank.co.uk**

**Your partners in property**

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