



BROAD HIGH WAY,

Cobham KT11



SUBSTANTIAL FAMILY HOME ON A MATURE SECLUDED PLOT

The welcoming ground floor entrance hall is both light-filled and spacious, setting the tone for the rest of the home. It leads to a generously proportioned dual-aspect drawing room on the left, a well-appointed study and an impressive kitchen/breakfast room.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Furniture: Unfurnished

Deposit amount: £19,384.61

Available date: 01-06-2026

Guide price: £14,000 per calendar month



The welcoming ground floor entrance hall is both light-filled and spacious, setting the tone for the rest of the home. It leads to a generously proportioned dual-aspect drawing room on the left, a well-appointed study straight ahead, and an impressive kitchen/breakfast room to the right.

The kitchen/breakfast room is beautifully designed, featuring a central island with breakfast bar and ample space for relaxed, informal dining. Flowing seamlessly from this area is a comfortable family room, perfectly suited to modern open-plan living, as well as a formal dining room with direct access to the rear patio—ideal for entertaining. Attractive herringbone wooden flooring runs throughout the ground floor, adding warmth and character.







On the first floor, the principal bedroom offers built-in wardrobes and a stylish contemporary en-suite. There are four additional bedrooms on this level, two of which benefit from en-suite facilities. Front-facing rooms enjoy charming bay windows, enhancing both natural light and visual appeal. A spacious landing and well-appointed family bathroom complete this floor.

The second floor provides exceptional versatility, comprising a media/games room and a gym. This space could equally function as a teenagers' retreat or additional bedroom accommodation. A bathroom suite and useful eaves storage further enhance this level.

Set on a south-facing plot of over 0.3 acres, the property enjoys a generous and private setting. The front features a detached double garage and driveway, while the rear garden is beautifully enclosed by mature hedging, creating a tranquil and secluded atmosphere. A delightful heated swimming pool and expansive paved terrace provide the perfect setting for outdoor entertaining and relaxation.

To the front is a detached double garage and driveway. To the rear, the garden feels very private thanks to the mature hedging that surrounds it. There is a delightful heated pool and a large paved terrace which is ideal for entertaining.



LOCATION

Situated in the sought-after Oxshott Way Estate, the property is well situated for both Cobham & Stoke d'Abernon train station (1.6 miles) and Cobham Village (1 mile) with its selection of shops and restaurants/pubs.

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. 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 & Stoke d'Abernon train station.

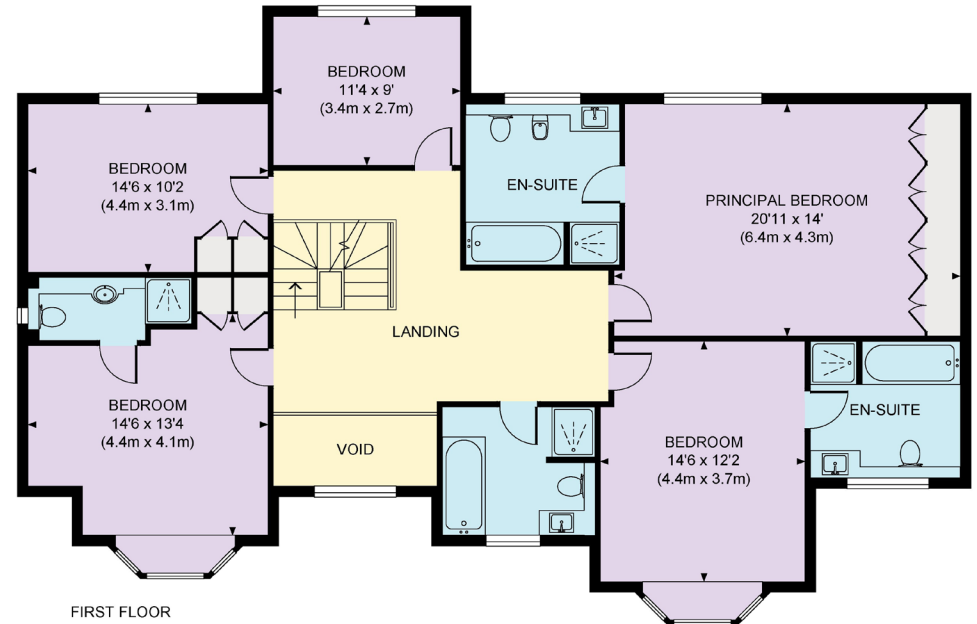
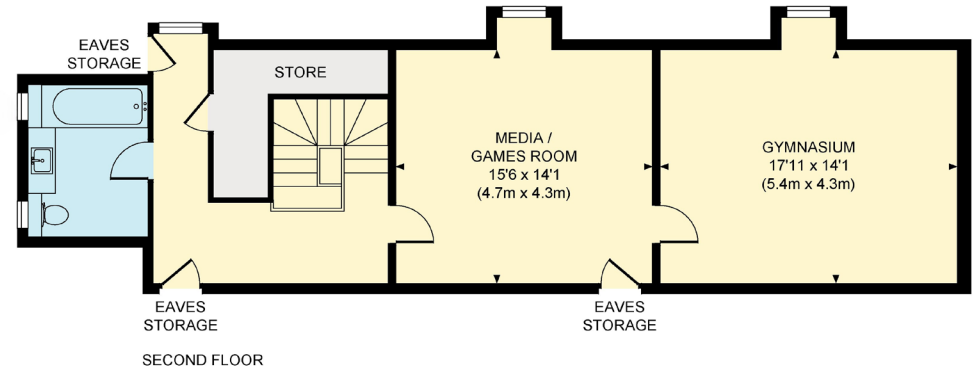
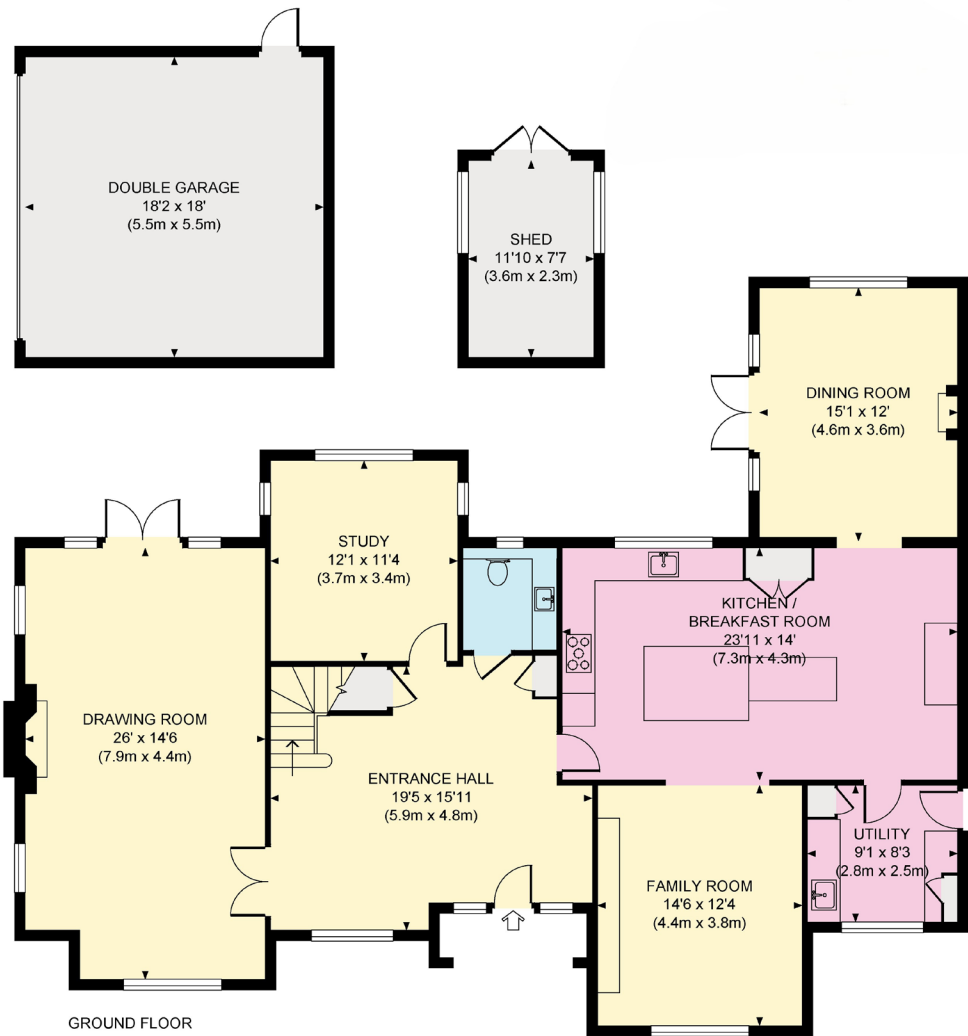
There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.









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 any decisions reliant upon them.

Approximate Gross Internal Area = 356.2 sq m / 3834 sq ft
 Approximate Gross Internal Area Outbuildings = 38.4 sq m / 38 sq ft
 Total Gross Internal Area - 394.6 sq m / 4247 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)

We would be delighted
to tell you more.

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