



THE BARTON

Cobham, Surrey KT11



A DETACHED FAMILY HOME

Located within the private and popular Fairmile Estate, Cobham this substantial six-bedroom detached family home extends to over 6,000 sq ft with beautifully landscaped south-westerly facing gardens and a heated swimming pool.



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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Initially built by Octagon, this property provides versatile accommodation ideally suited to modern family living. The heart of the home is a generous open-plan kitchen, breakfast and family room with a central island, breakfast bar and direct access to the gardens and pool. Further reception space includes formal dining and living rooms, a family room, study and a versatile studio.

The first floor is arranged around an impressive principal suite with a walk-in wardrobe and en suite bathroom, complemented by three further en suite bedrooms and an adjoining room currently used as a dressing room. Two additional bedrooms and a family bathroom occupy the second floor.











LOCATION

Approached via secure electric gates, the property benefits from ample driveway parking and approximately half an acre of landscaped south-westerly facing well screened gardens, featuring a spacious terrace and heated swimming pool ideal for outdoor entertaining.

Cobham is an ideal commuter location. The property is within easy reach of the A3 and M25, with frequent rail services from Cobham & Stoke d'Abernon, Esher and Oxshott stations, reaching London Waterloo in approximately 30-40 minutes.

The village has a good range of shops, boutiques, café's and restaurants, including The Ivy Brasserie. For a more comprehensive selection of shops and high street chains, the towns of Kingston-upon-Thames and Guildford are nearby. There are an excellent range of schools and colleges in the area, including the ACS International School (walking distance), Danes Hill School, Claremont Fan Court, Notre Dame, Reeds, St George's College and Epsom College.

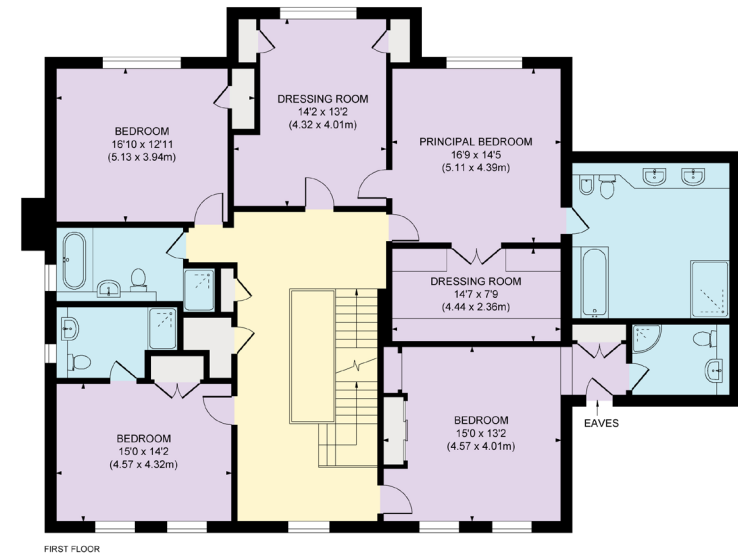
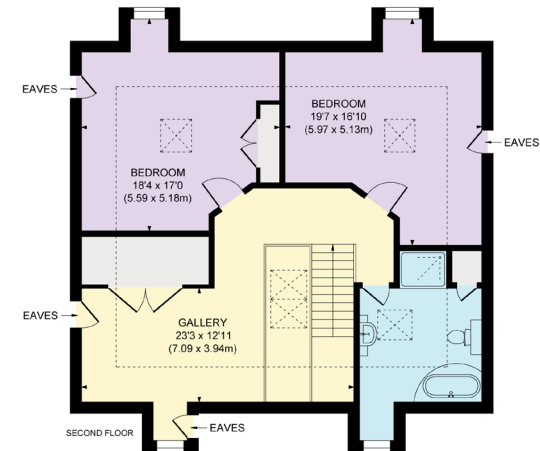
Cobham 1 mile, Esher 3 miles, A3 1.5 miles, M25 2.5 miles, London 23 miles. (All distances are approximate).

The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.





Approximate Gross Internal Area
6,077 sq. ft / 564.50 sq. m



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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