



HEATH RIDGE GREEN

Cobham, Surrey, KT11



AN IMPRESSIVE NEWLY BUILT GEORGIAN STYLE HOME

Finished to a high specification in Cobham, KT11.

		
4	3	3
		EPC
2		B

Local Authority: Elmbridge Borough Council

Council Tax band: TBC

Tenure: Freehold



DESCRIPTION

This outstanding newly built house provides the perfect blend of elegant architecture, high levels of craftsmanship, and thoughtfully planned, flexible living spaces located in a quiet corner of Cobham.

The ceiling heights are impressive and there is multi zone underfloor heating throughout. The attention to detail in both bespoke premium materials along with a thoughtful layout and stylish finish make these homes an ideal balance of style and functionality.

Upon entering you are greeted by an impressive dining hall and spacious entertaining space, with bespoke marble staircase and exceptionally high ceilings; this hallway has a genuine 'wow' factor. The hall leads to a stunning front reception room with double traditional sash windows and an open fireplace, perfect for relaxing. Between these rooms is a generous study with Schuco sliding doors onto the garden patio.

The central dining hall leads to the expansive open plan kitchen and family space, flooded with natural light by the large format dual aspect Schuco sliding doors. The high specification in-frame wooden kitchen includes Quartzite natural stone kitchen counters and central island with Miele, Liebherr and Quooker appliances meeting all your modern lifestyle needs. There is also a convenient guest cloakroom off the hallway.

The first floor offers four bedrooms, two with luxury en-suite bathrooms. The principal suite features a bespoke wood panelled closet room and Italian marble en-suite with stone resin freestanding tub along with a magnificent rain shower. The second bedroom also includes an en-suite shower room and closet room whilst the third and fourth bedrooms are served by a third bathroom. The first floor also benefits from first grade engineered wood flooring.

Outside, the rear garden is laid to lawn with a large patio which is perfect for al fresco dining.

There are two parking spaces and an electric charging point to the front.



LOCATION

Stunning Georgian style home, located in Heath Ridge Green; a peaceful and desirable corner of Cobham.

London Heathrow and Gatwick airports are about 40 minutes drive away with access via the M25. Trains from Cobham and Stoke d'Abernon (approx. 1.6 miles) and Oxshott station (approx. 0.8 miles on foot, 1.8 miles by car) have regular services to London Waterloo and Guildford.

Cobham High Street (approx. 2 miles) offers a Waitrose store, a good selection of boutique shops and an excellent selection of restaurants.

There is an excellent choice of private schools in the area including Reed's, ACS, Notre Dame, Parkside, Felton Fleet, and Danes Hill in Oxshott.

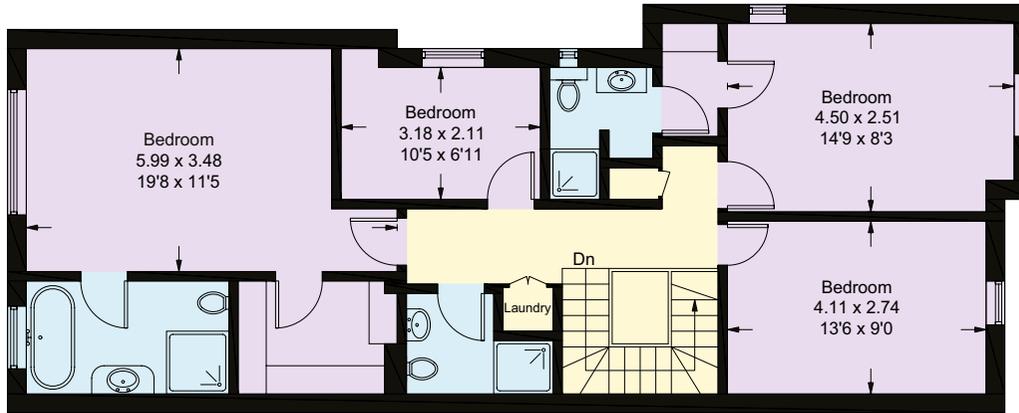
Recreational facilities in the area are good with Oxshott Village Sports Club. Oxshott Heath provides superb dog walking.

All distances and times are approximate.

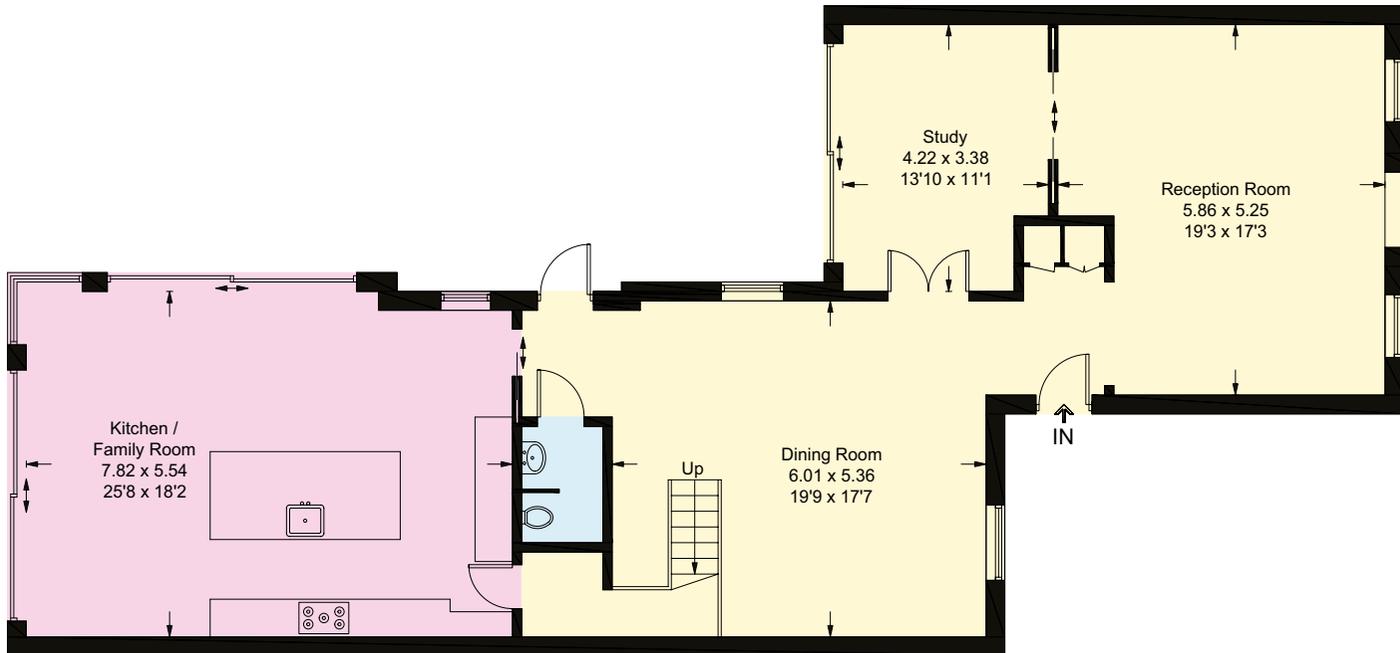




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor

Approximate Gross Internal Area
219.7 sq m / 2365 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.

I would be delighted
to tell you more.

Dan Miller
01932 591616
dan.miller@knightfrank.com

Knight Frank Cobham
50 High Street, Cobham
Surrey, KT11 3EF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com