

THE PRIVATE OFFICE:  
REAL ESTATE

# WILLOWS

WOODEND PARK, COBHAM, SURREY

WILLOWS, 31 WOODEND PARK COBHAM, SURREY, KT11 3BX



# WELCOME HOME

A beautifully presented family home of exceptional quality in the heart of Cobham village. Extending to approximately 3,500 sq ft, Willows offers five double bedrooms and sits within a cul-de-sac with a multi-camera security system.

The property enjoys an ideal location close to Cobham's excellent schools, amenities and transport links. The ground floor provides a superb balance of open-plan and cosy family living spaces, including a spacious reception hall, elegant reception room and impressive kitchen, dining and living area opening onto the garden. A separate dining room, utility room, WC and double garage complete the accommodation, while underfloor heating and high-quality new carpeting feature throughout.



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# THE ACCOMMODATION

The home offers five beautifully appointed bedrooms, three of which benefit from en-suite bathrooms. All bedrooms comfortably accommodate double beds, while the impressive principal suite provides exceptional space alongside a walk-in wardrobe and a beautifully finished en-suite bathroom. A particular feature of the principal bedroom is its double aspect windows, flooding the room with natural light and enhancing the sense of space throughout.

The bedroom accommodation continues the home's high standard of finish, featuring high-quality carpeting and shutters throughout.





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# THE GARDEN & LOCATION

Willows sits on the centrally located Woodend park, offering convenient access into the centre of Cobham, to the train station and to a variety of exceptional local schools including ACS, Reeds and Daneshill amongst others.

The garden has been kept immaculately, recently astroturfed and with raised beds to the rear. It's wonderfully private, with mature trees surrounding the plot.

The home is within a short distance of the river, and the beautiful walks along its banks. The Willow trees overhanging the river are where the property gains its name.





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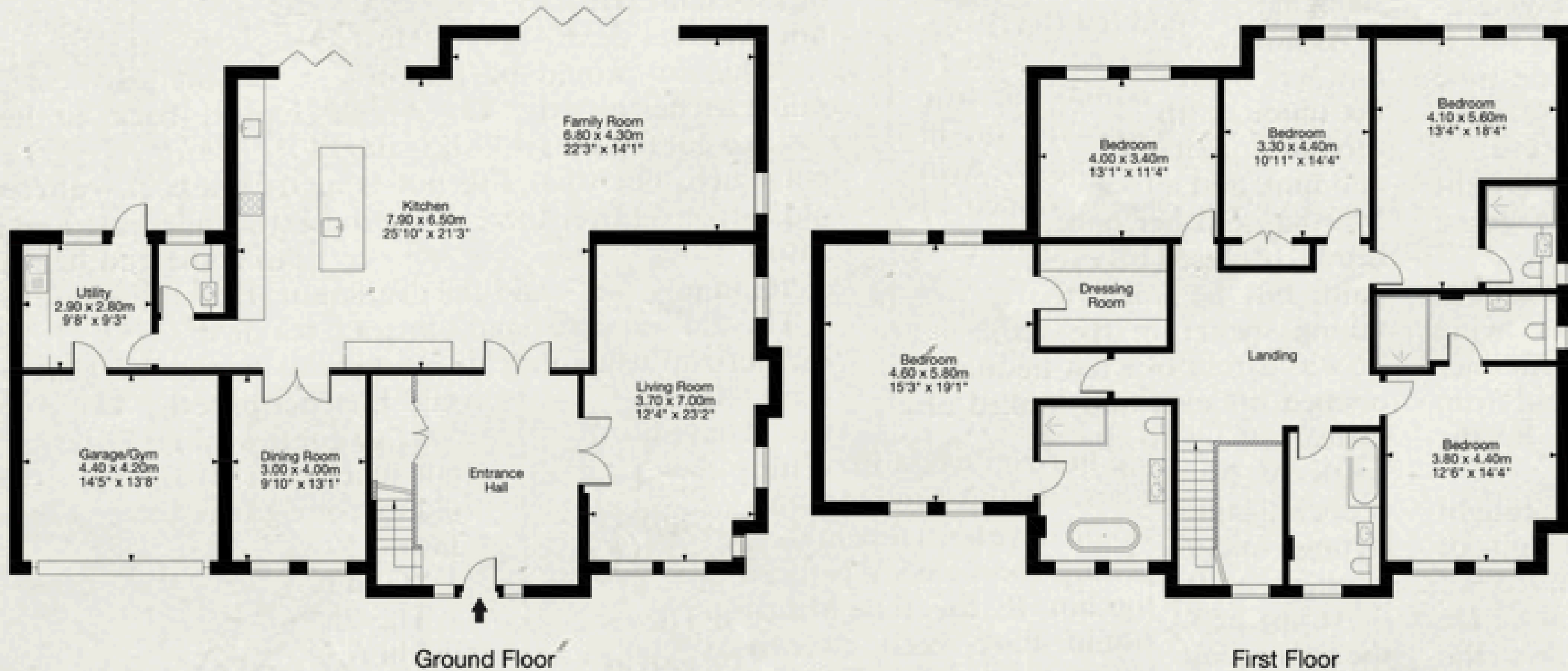
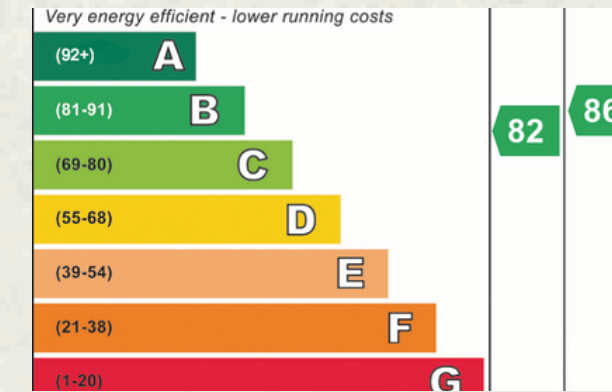


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**31 Woodend Park, Cobham**  
**Gross Internal Area (Approx.)**  
 Main House = 305 sq m / 3,283 sq ft  
 Garage = 18 sq m / 198 sq ft  
 Total Area = 323 sq m / 3,481 sq ft





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