



BYFLEET ROAD

Cobham, KT11







# A SIX BEDROOM, SEMI-DETACHED PERIOD HOME IN COBHAM, KT11. CHAIN FREE.

A substantial Edwardian residence with period features, forming the principal wing of an early 20th-century country house. Originally one large home, the building was later divided, and this property now occupies the main section of the original structure.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



## DESCRIPTION

Set behind electric gates and accessed via a long gravel drive, the property extends to 4,385 sq ft and sits within its own plot of approximately 2.3 acres, with gardens that transition into surrounding woodland.

Internally, the house retains many of its original features, including high ceilings, cornicing, stained-glass windows and fireplaces. The ground floor offers four main reception rooms: a drawing room, dining room, playroom, and a study which leads through to a garden room providing direct access outside. The kitchen is positioned at the rear of the house and also opens to the garden. A cloakroom completes the ground floor. All principal rooms benefit from generous natural light. The first floor comprises six double bedrooms, two of which are en suite, with a family bathroom serving the remaining rooms.

The grounds are mainly laid to lawn and bordered by mature woodland and hedging, with a small patio area for seating. Outbuildings include a World War II bomb shelter, garaging, and a gated car port offering covered parking for two cars.



















## LOCATION

Cobham High Street offers a wide 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 and 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, which is 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.

A3 0.6 miles, M25 J10 1.8 miles, Esher 4.5 miles, Kingston upon Thames 10 miles, Guildford 10.8 miles, Heathrow Airport 10.7 miles, Gatwick Airport 26.6 miles.









# Lingwood, KT11

Approximate Gross Internal Area = 366 sq m / 3938 sq ft

World War 2 Bomb Shelter = 38 sq m / 414 sq ft

Store = 3 sq m / 33 sq ft

Total = 407 sq m / 4385 sq ft

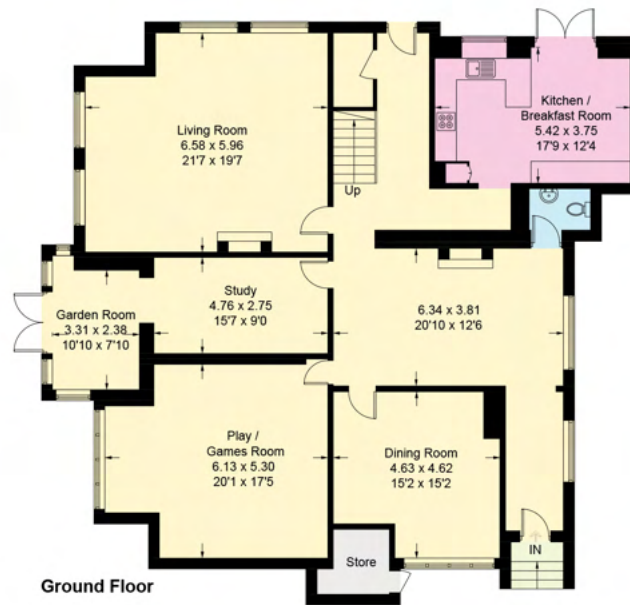
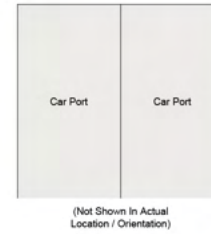
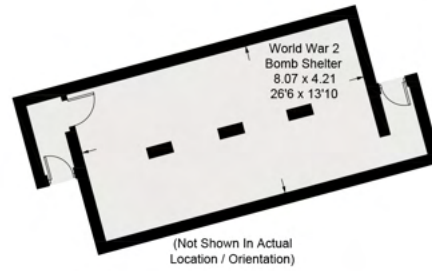


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259961)

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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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