



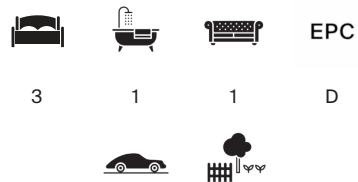
IRENE ROAD

Stoke d'Abernon, Cobham, Surrey, KT11



# A SUPERB DETACHED FAMILY HOUSE ON A PRIVATE ROAD IN STOKE D'ABERNON

Located on a private road close to wonderful schools, green spaces  
and transport links.



Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold



## DESCRIPTION

The property offers excellent potential to extend to the side, rear, and into the loft, subject to the usual consents. Planning permission was originally granted in 2021 to significantly extend, but has since lapsed.

There is plenty of off-street parking to the front, and an expansive lawned garden, providing the perfect setting for entertaining and for children to play.

At the rear, there is a spacious open plan kitchen, dining room, reception room and a complete utility room. To the front is a large reception room with a bay window to ensure abundant natural light. There is also a guest cloakroom off the hallway.

Upstairs, there are three spacious bedrooms and a well-appointed family bathroom.











## LOCATION DESCRIPTION

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 area is well connected with a direct train service to London Waterloo from both Oxshott and Cobham, as well as easy access to the A3, which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports.

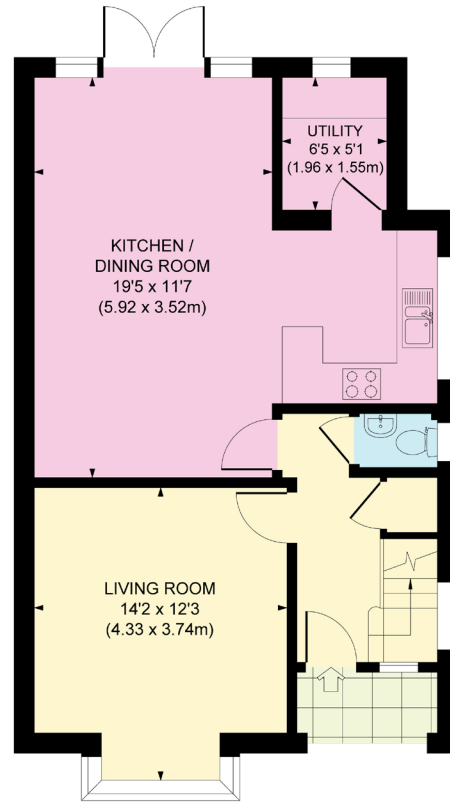
The area offers a superb range of recreational activities, including the nearby Oxshott Village Sports Club, which provides facilities for cricket, tennis, padel, squash, netball, and pétanque, as well as golf at The Leatherhead Club, Patchesham, and The RAC. Between Ashted and Epsom is the RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside, which features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation.

Local family activities include Chessington World of Adventures (approximately 10-15 minute drive away), Bocketts Farm, and Hobbledown Farm.

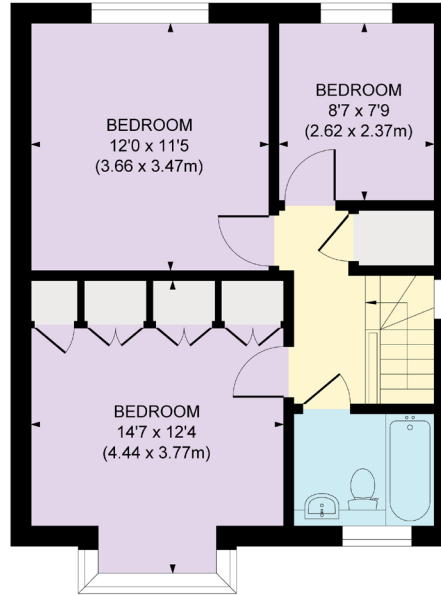




Approximate Gross Internal Area  
1,084 sq. ft / 100.74 sq. m



GROUND FLOOR



FIRST FLOOR

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 decisions reliant upon them.

Approximate Gross Internal Area = 100.74 sq m / 1084 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)

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