



IVYDENE

BLUNDEL LANE

Cobham, Surrey, KT11



# DETACHED TWO BEDROOM BUNGALOW FOR SALE IN COBHAM, KT11

This chain free property sits on a plot of 0.28 acres and has views overlooking fields.



Local Authority: Elmbridge Borough Council

Council Tax band: E

Tenure: Freehold



## DESCRIPTION

- Set back from the road behind wooden gates
- Large driveway with plenty of parking space
- Expansive westerly facing rear garden
- Huge scope to extend and refurbish (subject to planning permission)
- Numerous outbuildings including a garage, workshop and summer house
- Located in Stoke d'Abernon village, between Cobham and Oxshott







## LOCATION

The property is located 0.8 miles from Oxshott Station and 1.1 miles from Cobham and Stoke D'abernon station, both of which offer regular direct services to London Waterloo and Guildford. The property is well connected by road to the A3, M25 and Heathrow and Gatwick airports.

Danes Hill, Parkside and The Royal Kent schools are within a short distance and other schools of note in the area include ACS International School, Reeds, Feltonfleet and Notre Dame.

A selection of shops and amenities are available in and around Oxshott, Cobham & Esher, with larger shopping centres in Kingston (about 7 miles) and Guildford (about 14 miles). The area has excellent sporting facilities, with several golf clubs and the Oxshott Village Sports Club. Oxshott Heath and Esher Common are both nearby and are excellent for recreation and dog walking.

Cobham High Street offers a great selection of boutique shops, a Waitrose a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, cafe's and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside.





**Approximate Gross Internal Area**

Ground Floor 839 sq. ft / 77.91 sq. m  
Garage 135 sq. ft / 12.52 sq. m  
Summer House 54 sq. ft / 4.99 sq. m  
Workshop 89 sq. ft / 8.27 sq. m  
Total 1,117 sq. ft / 103.69 sq. m



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 = 103.69 sq m / 1,117 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)



**Dan Miller**

01932 591600

Dan.Miller@knightfrank.com

**Knight Frank Cobham**

50 High Street, Cobham

Surrey, KT11 3EF

**knightfrank.co.uk**

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