



The Ridings, Cobham, Surrey, KT11

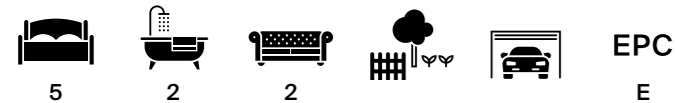


A superb five bedroom detached house with a west-facing garden near Reed's School and Oxshott train station.

On the market for the first time in 50 years is this detached five-bedroom house which provides the perfect opportunity to create your dream family home. There is magnificent potential to extend to the rear and into the loft, subject to the usual consents.

At the front, the driveway provides parking for several cars and there is a large double garage. On the ground floor off the wide and welcoming entrance hall is the guest cloakroom. At the rear of the house is a light kitchen with an abundance of fitted cabinetry, a breakfast bar and rear access to the westerly-facing garden. There is a large double reception room which opens to a generous dining area. There is a glass door from the reception room onto the garden.

On the first floor there are five spacious bedrooms. The principal bedroom receives light from the windows at the front and rear, it features a walk-in wardrobe and well-appointed en suite shower room.



EPC
E

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band G



The four further bedrooms all have built in storage and the family bathroom has a separate bath and shower. There is also a separate cloakroom.

The rear garden is westerly facing and is a real sun trap. The garden backs onto Reed's school and provides the perfect space for hosting family barbeques and for children to play.





Location

The Ridings is a sought-after road with access to a public footpath leading towards Cobham through Reed's school in one direction and to Oxshott Station via Oxshott Heath in the other. Oxshott Station is about 1 mile away and provides a regular service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick and Heathrow Airports.

Oxshott Heath is a substantial area of common land ideal for dog walking and jogging. 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, cafes and pubs along with the River Mole running along the edge of the village.

There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Danes Hill in Oxshott along with St Andrew's, Cobham Free School and St Matthew's (all subject to catchment areas).

Distances

Oxshott train station 1.2 miles, Cobham High Street 2.5 miles
Guildford 13.75 miles (all distances are approximate).



Approximate Gross Internal Floor Area

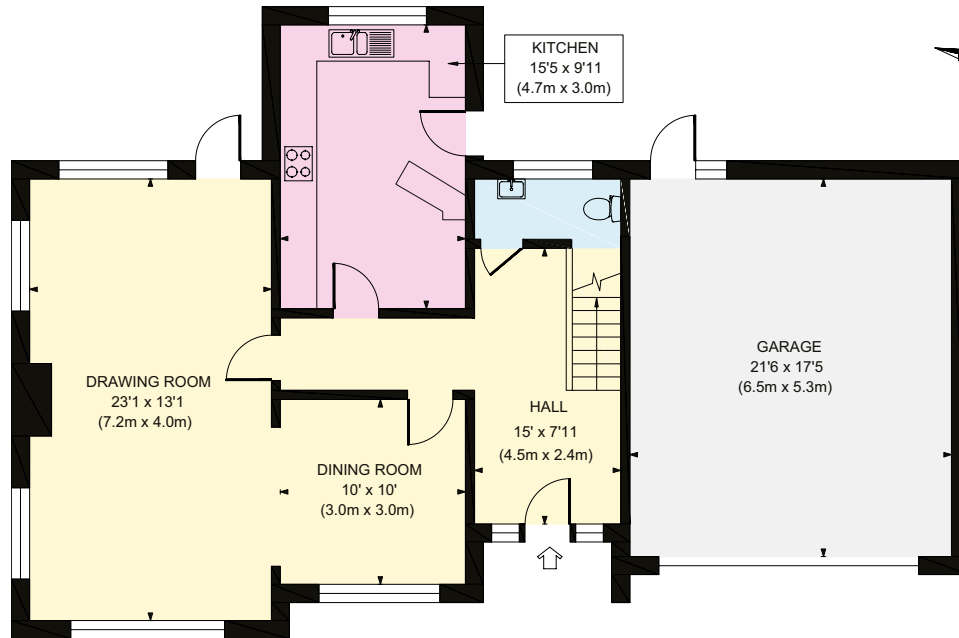
Main House 1888 sq ft / 175.4 sq m

Garage 357 sq ft / 33.2 sq m

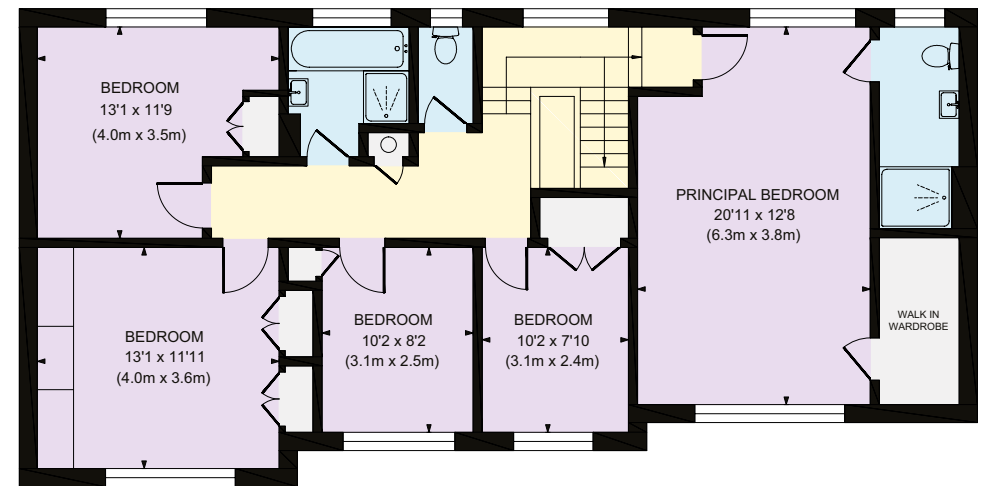
Total 2245 sq ft / 208.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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



Ground Floor



First Floor

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I would be delighted to tell you more

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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.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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