

Miles Lane
Cobham
KT11







An attractive and well-proportioned family home built in 2006 by the renowned developer, Royalton. Crofton House offers over 4,000 sq ft of accommodation over three floors, as well as a detached double garage, on a plot of just over 0.25 acres. Located in the popular Fairmile area of Cobham, the property is no further than 1.5 miles from the ACS International School, Cobham High Street and Cobham & Stoke D'abernon station.

Under the large, central portico is the front door, which opens into the impressive entrance hall with a turning and galleried staircase and landing above. There is a 31 ft reception room to the right, which works well as a formal sitting room and dining area. There are two feature fireplaces and the two areas are defined with columns. To the front on the left is a study and the kitchen/breakfast/family room is at the rear, overlooking the garden. The well equipped kitchen has a central island and space for a large dining table under orangery roof light. There is also a separate utility room, a cloakroom and a coats cupboard.



Set behind electrically operated gates, there is a block paved driveway with plenty of parking in front of the house and the detached double garage.





On the first floor the principal bedroom has two walk-in wardrobes, a Juliet balcony and a large en suite bath and shower room. There is a second en suite guest bedroom with another Juliet balcony, a walk in dressing area and en suite shower room. Two further double bedrooms share the family bathroom, however there is a Jack "Jill" option for a third en suite.

On the second floor is a large media room or games room which would also work well as a fifth bedroom suite as it has an en suite bathroom. There is an upstairs laundry room as well on this floor.

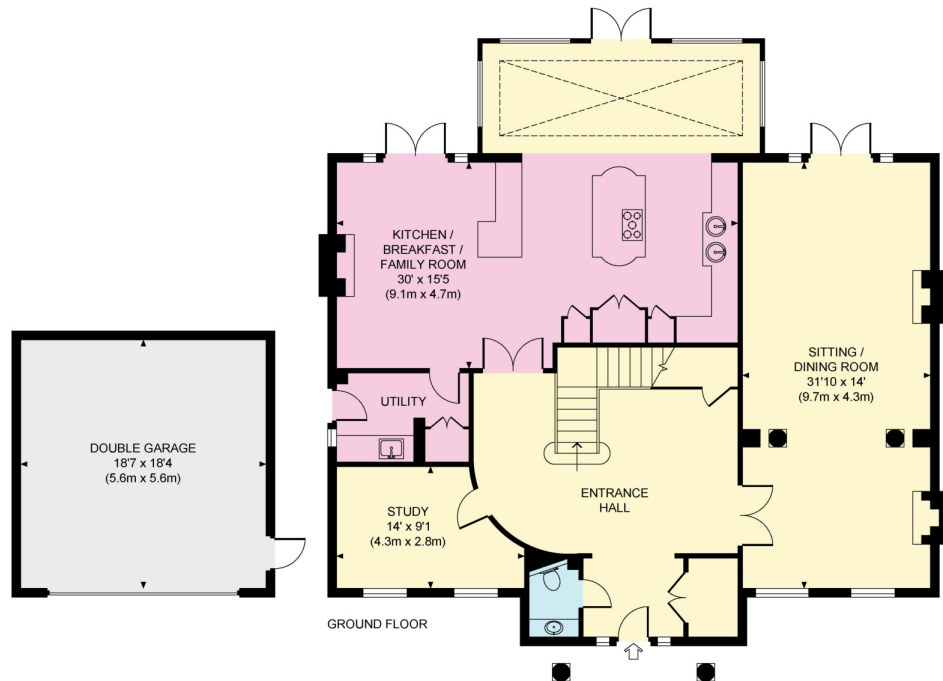
Outside there is a large patio and paths running across the back and sides of the house with a good sized lawn with mature borders and beds.



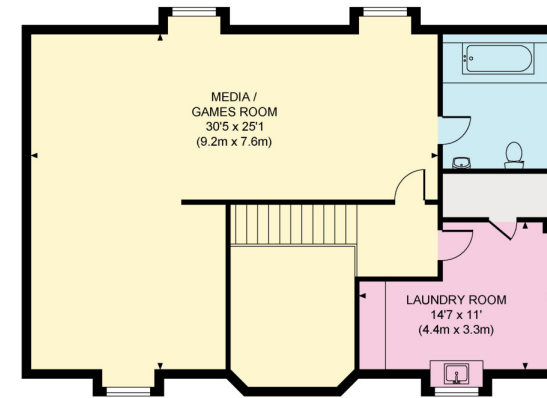
Cobham High Street offers a great selection of boutique shops, a Waitrose a number of excellent restaurants, including The Ivy Brasserie and a variety of coffee shops, cafe's and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside.



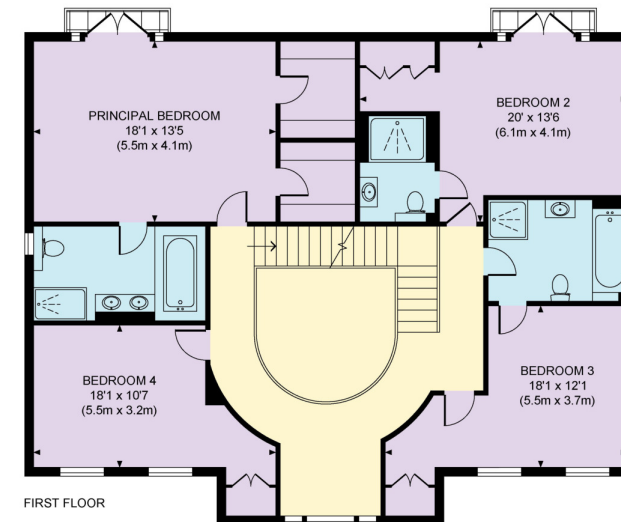
Approximate Gross Internal Area
4094 sq ft / 380.3 sq m
Approximate Gross Internal Area Outbuildings
337 sq ft / 31.3 sq m



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Knight Frank

50 High Street
Cobham
Surrey KT11 3EF

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I would be delighted to tell you more.

James Harvey
01932 591604
james.harvey@knightfrank.com



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Particulars dated August 2021. Photographs and videos dated August 2021.

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