



Fairmile Lane, Cobham **KT11**

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# Conveniently located

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Situated on Fairmile Lane, one of Cobham's popular residential locations, this home has the added bonus of being convenient for the station at Stoke D'Abernon and Cobham High Street.

It was built by renown local developers Beaufield Homes to a high specification and has been well maintained by the owners since new. With a focus on modern living, there is a family room to the front of the house and to the rear a formal drawing room and open plan kitchen/dining room with a conservatory leading out onto a private and established rear garden.

To the first floor, you have five bedrooms with two ensuites including the principal suite and a family bathroom. There is the additional top floor bedroom and bathroom ideally set for guest space.

There is ample off-street parking to the front of the property along with an integral single garage.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Tax Band: H



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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 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 & 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, 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.





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.

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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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