

Woodend Park, Cobham



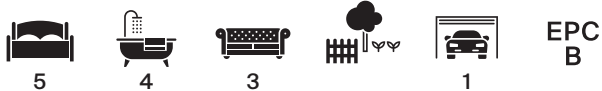
This cleverly extended family home offers almost 3,500 sq ft.

Located in a very convenient cul-de-sac, almost midway between Cobham station and the High Street, offering well-balanced accommodation over two floors.

Approached via electrically operated gates and set behind mature hedging, there is a large, block-paved driveway to the front with plenty of parking in addition to the large, integral garage.

The front door opens into an impressive, square entrance hall. Double doors lead to the living room on the right with a further set opening to a wonderful kitchen/breakfast/family room, which runs across the rear of the house. Just off the kitchen area is another set of double, glazed doors that lead to a separate dining room or playroom. There is also a separate utility room and a downstairs cloakroom on the ground floor.

A beautiful, glazed staircase turns to the first floor landing. The principal bedroom has a walk-in dressing room and an en suite bathroom. There are two further en suite guest bedrooms with two other bedrooms sharing the family bathroom.





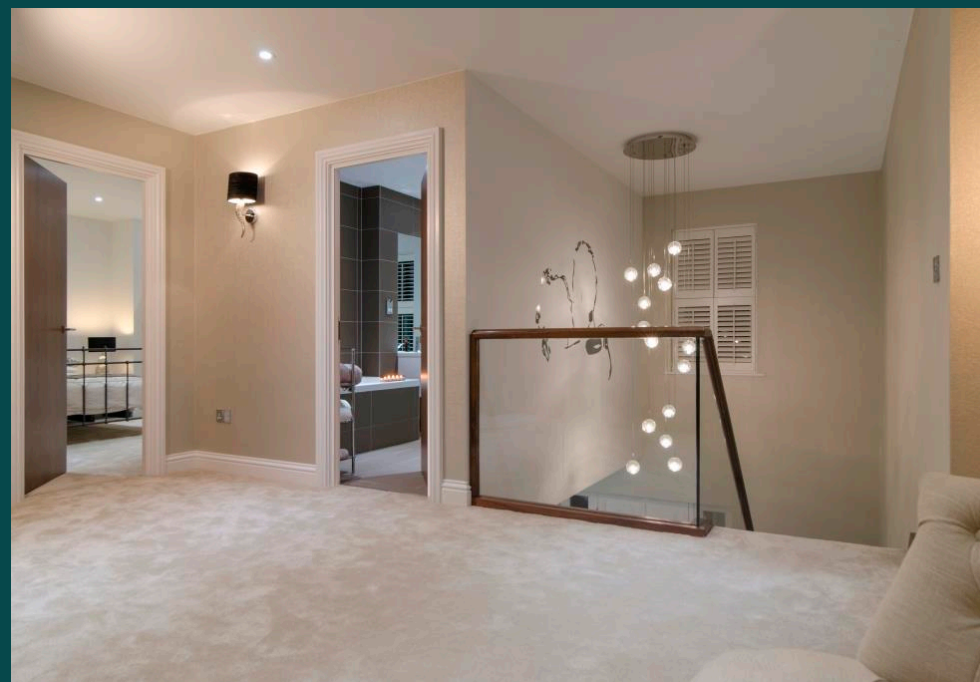
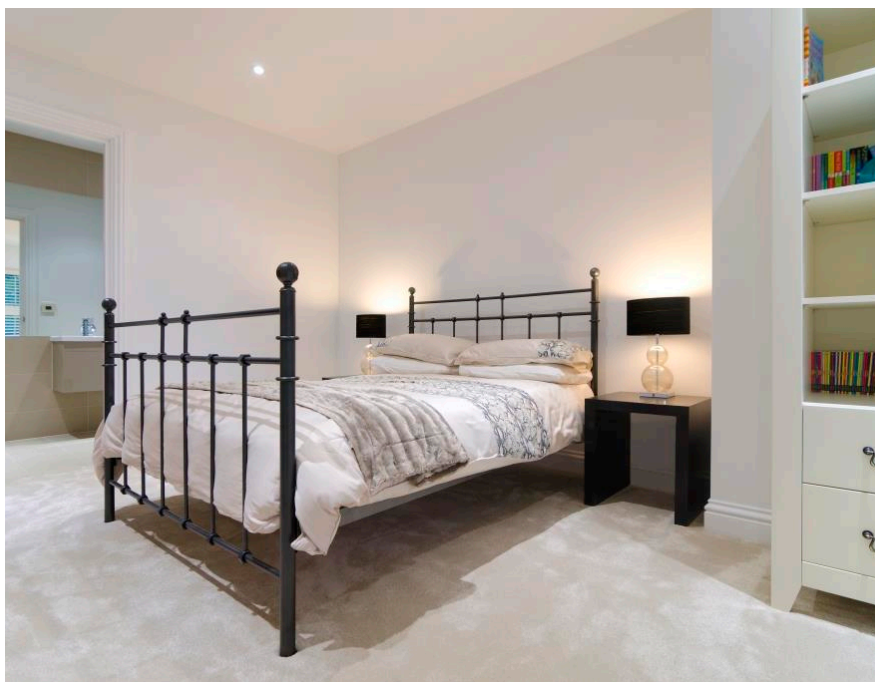
A large patio runs across the back of the property and this can be accessed via two sets of bi-folding doors from the kitchen and family areas. The rest of the rear gardens are primarily laid to lawn with mature borders to three sides.

The photographs are library photos taken just prior to the property being rented out.

Location

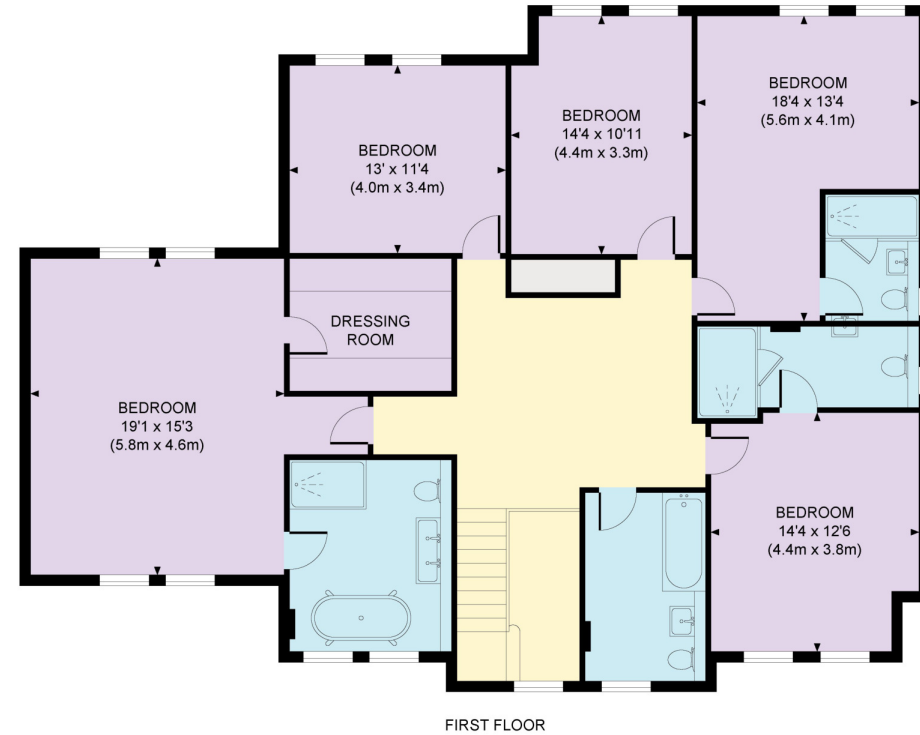
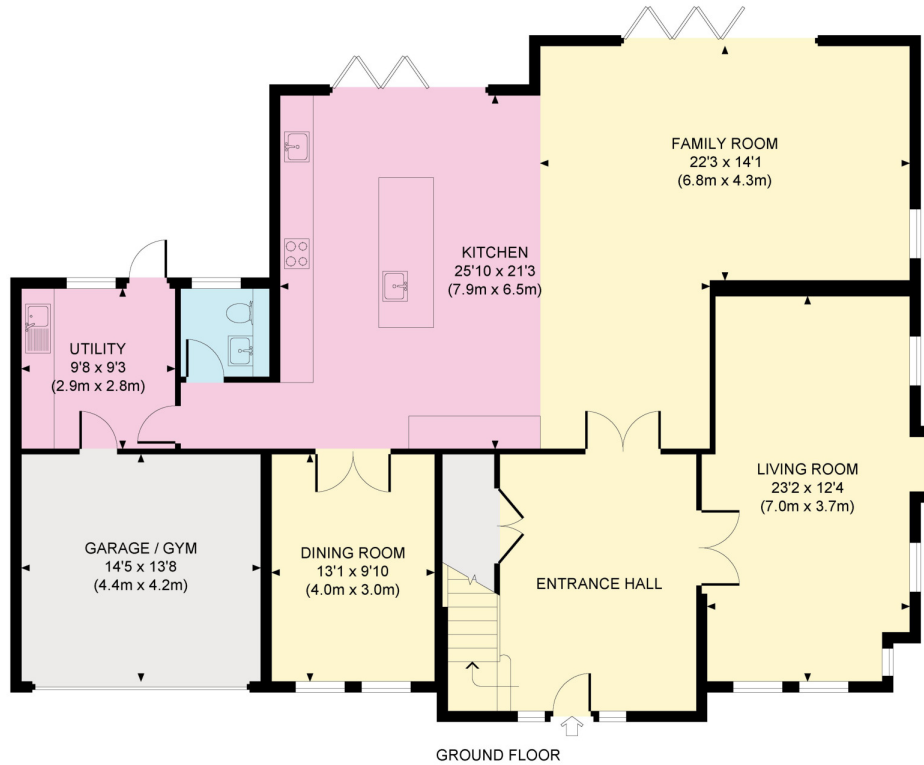
Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, caf  s and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside.

Cobham Station 1.0 miles, Cobham 0.7 miles, Esher 4.5 miles, Guildford 11.5 miles, A3 2 miles, M25 (J10) 3 miles, Central London 22 miles (all distances are approximate).





Approximate Gross Internal Area
3486 sq ft / 323.9 sq m



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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 June 2022. Photographs and videos dated From archive.

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