



Old Lane, Cobham, Surrey



A charming character family home between Ockham village & Cobham.

Summary of accommodation

Main House

Ground floor - Reception hall | Living room | Family room | Study
Kitchen/breakfast room | Utility room | Conservatory | Sun room
Cloakroom

First floor - Five bedrooms | Two bathrooms (one en suite)

Garden and grounds

Double carport | Garden shed

Delightful south facing gardens and bluebell woodland

In all about 5.5 acres

Distances

Effingham Station 1.2 miles, Ripley 2.9 miles, Cobham 3.9 miles,
East Horsley 5.4 miles, Guildford 9.8 miles, Central London 26.3 miles.
(Distances approximate).



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Location

Tanners is situated in an idyllic location close to picturesque Ockham Village and its rural surroundings yet only a short distance from the tremendous amenities in Cobham. Its High Street offers a great selection of boutique shops, Waitrose supermarket, 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. For the golf enthusiast, you have Wisely, Effingham and The Drift golf courses nearby.

There is an excellent range of private and state schools in the area, including Glensesk, Cranmore, The Raleigh, Howard of Effingham, Manor House, 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).

Communication links are superb with Effingham Junction train station nearby which runs a direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, providing fast connections to Central London, Gatwick, and Heathrow Airports.

The property

Tanners is a charming character family home, which we understand dates back to circa 1835. The house would now benefit from improvement and provides an exciting opportunity for an incoming purchaser to stamp their own mark on this charming and surprisingly spacious circa 3,000 sq ft property.

Tanners can best be described as bottom heavy, benefiting from particularly generous living and entertaining rooms on the ground floor which offer great flexibility, together with a family kitchen and breakfast room adjoining two conservatories opening directly to the terraces and south-facing gardens. On the first floor, there are five double bedrooms and two bathrooms (one en suite).

Garden and Grounds

The property which is set well back in its plot is approached via a fivebar gateway into a gravelled drive providing ample parking and turning space for numerous vehicles. The front boundary is well defined by a hedgerow with the garden in the main laid to level lawn. To the rear, again the gardens are laid to level lawn interspersed with an assortment of specimen trees together with deep brick terracing benefiting from a southerly aspect

Included in the sale is the adjacent woodland called Tanners Copse. In all approx 5.5 acres.





Property Information

Services: Mains water, electricity, drainage and oil heating.

Local Authority & Council Tax Band: Elmbridge Borough Council. Band H

Directions:

From Cobham follow Downside Bridge Road which leads onto Horsley Road. As you get to Forest Road turn right onto Old Lane and carry on for about 1 mile, Tanners will be found on the left hand side, about 140 yards before The Black Swan Pub & Restaurant.

From A3 Junction 10 follow southbound taking the first exit sign posted Effingham onto Old Lane and continue for about 1 mile, passing The Black Swan Pub & Restaurant on your left hand side and Tanners will be found on the right hand side about 140 yards after.

Postcode: KT11 1NQ

Viewings: All viewings are strictly by prior appointment with Knight Frank.

Approximate Gross Internal Floor Area

Main House: 3,075 sq ft / 285.7 sq m

Outbuildings: 307 sq ft / 28.6 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.



Knight Frank Cobham

50 High Street

Cobham

KT11 3EF

knightfrank.co.uk

I would be delighted to tell you more

Tom Knowlden

01932 591610

tom.knowlden@knightfrank.com



Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated February 2022. Photographs and videos dated February 2022.

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