

Tilt Road, Cobham, KT11



Spacious property with south-facing garden.

Situated on a corner plot of just under 0.2 acres, this property offers over 2800 sq ft of accommodation over two floors.

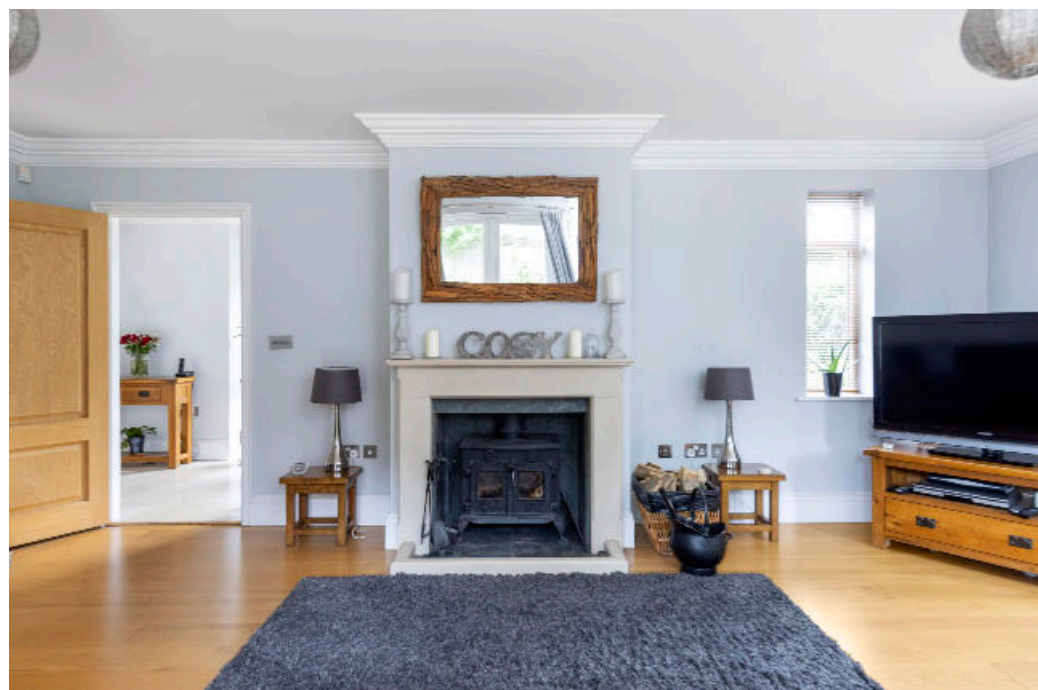
The welcoming entrance to the property leads through to a dual-aspect family room to the left and a spacious formal dining room to the right. Both rooms benefit from working fireplaces. The hallway also gives access to the bright, open-plan kitchen/breakfast room with double doors leading on to the garden. The kitchen has an attractive central island as well as fitted appliances including steam ovens and a wine cooler. Accessible from the kitchen is a handy utility room that leads out to the garden, as well as providing access to the integral double garage. A separate WC completes the ground floor.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: G







To the first floor is a spacious landing with windows at either end allowing in plenty of natural daylight. There is a principal bedroom suite with ample storage. There are four additional good-sized bedrooms, one of which is en suite, and a modern family bathroom. All bedrooms benefit from fitted wardrobes.

To the front of the house is an L-shaped driveway that provides off street parking for multiple cars as well as access to the double garage.

To the rear of the property is a south-facing garden with lots of open space and a large patio area.

The property is situated between Cobham High Street (distance: 1 mile) and Cobham & Stoke D'Abernon train station (0.7 miles). 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. From Cobham & Stoke D'Abernon train station, there are direct trains to London Waterloo (approx. journey time 40 minutes).

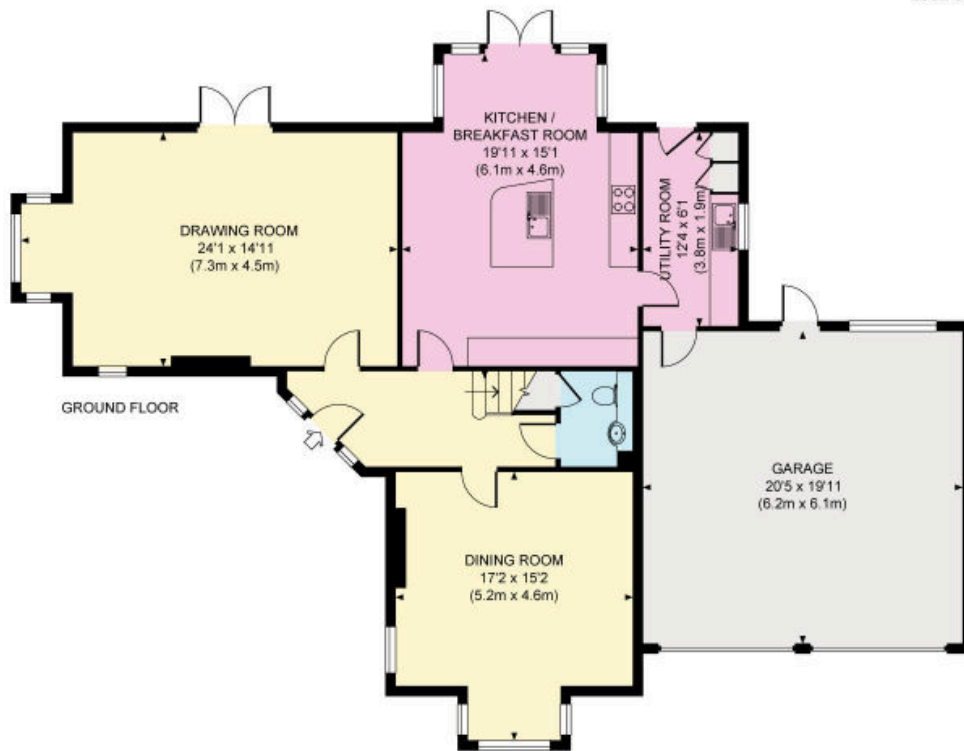








Approximate Gross Internal Area
2882 sq ft / 267.7 sq m



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 any decisions reliant upon them.

Knight Frank

50 High Street
Cobham
KT11 3EF
knightfrank.co.uk

We would be delighted to tell you more

James Harvey	Tom Knowlden
01932 591604	01932 591610
james.harvey@knightfrank.com	tom.knowlden@knightfrank.com



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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