

Fairmile Lane, Cobham, Surrey, KT11

---







Built in a **traditional style**  
 Springwood has been designed  
 with family living in mind.

The proportions of the house are excellent, which is evident upon entering the spacious main hallway with plenty of natural light and views through to the garden. This beautiful home is very well appointed and has adaptable accommodation over three floors at over 6000 sq ft/ 570 sq m



**Tenure**  
Freehold

**Local Authority**  
Elmbridge Borough Council

**Council Tax**  
Band G







On the ground floor there are four reception rooms and a large recently fitted kitchen/breakfast room which is well equipped with integrated appliances and features a walk-in pantry. It is the perfect hub of the house as it connects to the family room with access to the patio with pretty pergola, this room also has the luxury of air-conditioning. The formal triple aspect drawing room, which includes a wonderful gas fireplace, benefits from French doors and offers views on to the garden with access to the rear patio. The remaining reception rooms include a fully fitted study and large dining room again with direct access and views over the southerly facing manicured gardens.

Ascending the main stairs to the first floor you find the principal bedroom. This elegant room with views over the garden benefits from a large dressing room and a luxurious en suite bathroom. There are four further bedrooms on this floor, with bedrooms two and three benefitting from walk in wardrobes and en suites. Bedroom four is looked after by a separate shower room.

The second floor provides flexible accommodation as there are three further bedrooms and two bathrooms, one of which our clients currently have set up as a gym and another as study/sewing room.







Outside, the immaculate south-facing garden provides an area of tranquillity with various seating areas, pond and beautiful water feature. Situated at the back is a fabulous outdoor entertaining space with almost a 'hotel' feel, featuring changing room with shower, full kitchen, separate bar with glass wine room and external SONOS speaker system, wi-fi, and finally the swimming pool. High hedges on the borders and trees provide privacy and seclusion for the front and rear gardens. The property is approached via electric gates onto a paved driveway with ample parking, car ports and access to the garage.

### Location

Cobham High Street offers a great range of independent and well-known shops, cafés 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, Felton Fleet 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.

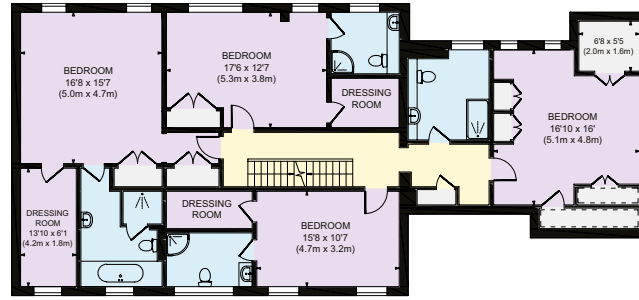




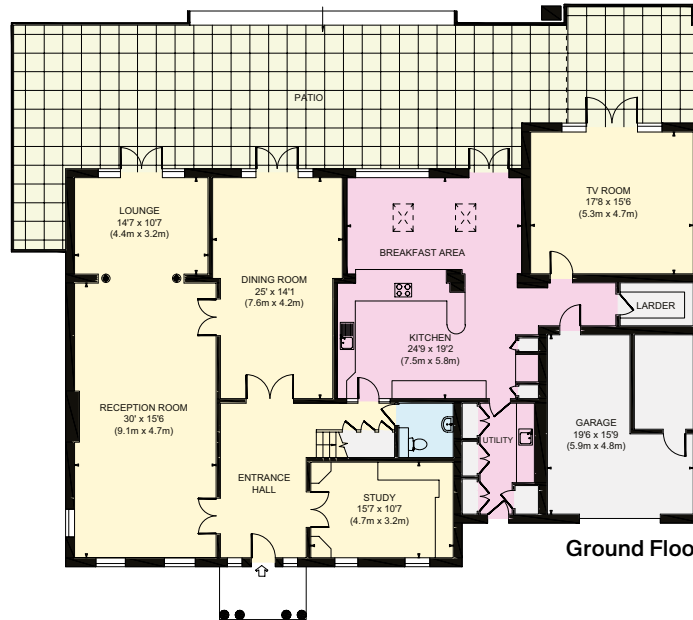
**Approximate Gross Internal Floor Area**  
**Main House: 5068 sq ft / 470.79 sq m**  
**Garage: 314 sq ft / 29.21 sq m**  
**Outbuilding: 36 sq ft / 3.30 sq m**  
**Pool Block: 725 sq ft / 67.40 sq m**  
**Total: 6143 sq ft / 570.70 sq.m**

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



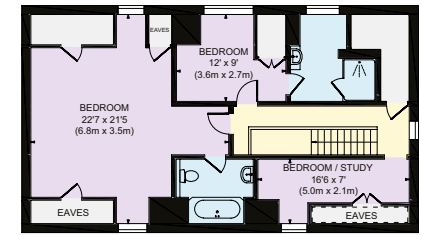
**First Floor**



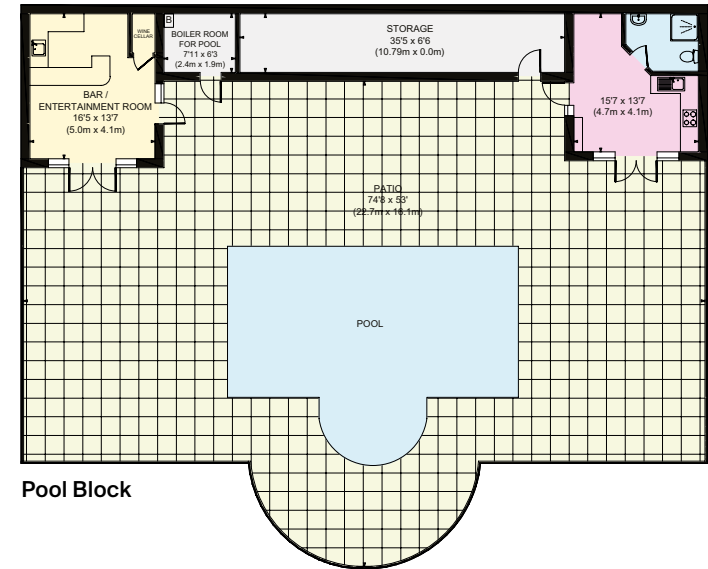
**Ground Floor**



**Outbuilding**



**Second Floor**



**Pool Block**

**Knight Frank Cobham**  
 50 High Street  
 Cobham, Surrey  
 KT11 3EF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**We would be delighted to tell you more**

**Charles Davenport**  
 01932 591602  
[charles.davenport@knightfrank.com](mailto:charles.davenport@knightfrank.com)

**Tom Knowlden**  
 01932 591610  
[tom.knowlden@knightfrank.com](mailto: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.

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. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)