

Water Lane, Cobham KT11



A detached home built in the 1800s.

This Victorian property has been transformed into a modern masterpiece with a contemporary extension.

The current owners have extensively refurbished the property yet retained many of the original Victorian charm and features, including the original fireplaces and installed lime-oaked flooring.

A bespoke-fitted wine store with glass doors and concealed lighting enhances the entrance hall. Heating is provided by a combination of underfloor heating and radiators.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: H



Undoubtedly, one of the best features of this home is the recently built modern kitchen extension, containing a state-of-the-art kitchen by Crouch Design, which seamlessly integrates contemporary design with high-end Miele appliances, Quooker boiling water tap, granite worksurfaces, Cople units comprising of separate fridge-freezer and wine cooler. Sunlight streams through an expansive full-height window, offering panoramic views of the mature gardens sprawled across 1.2 acres.

Accommodation consists of four reception rooms, six bedrooms and three bathrooms arranged over two floors. The bedrooms are served by three remodelled bathrooms, whilst the main suite has a triple aspect and built-in wardrobes. The grandeur of the Victorian era is preserved in the original architectural details, while contemporary touches elevate the living experience.

The property also benefits from an indoor swimming pool with glorious views over the well-planted gardens, offering seclusion and privacy. Parking for several cars ensures convenience for both residents and guests.

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.





Approximate Gross Internal Area = 461.3 sq m / 4966 sq ft



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

Ground Floor
 I would be delighted to tell you more
Charles Davenport **Tom Knowlden**
 01932 591602 01932 591610
charles.davenport@knightfrank.com tom.knowlden@knightfrank.com



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