



Sandy Lane, Cobham, KT11



Beautifully presented modern home in Cobham.

Entering the property through the large pillared porch, the wide entrance hall has a sense of light and space and leads to the well-proportioned reception rooms. There is a good-sized family room to the left, a study to the right as well as a formal dining room. The spacious drawing room to the rear has a lovely garden aspect and opens to the patio via bi-folding doors. The hub of the ground floor is the open-plan kitchen with integrated appliances, island, dining and lounge areas. Light floods into this room through the sky lights and bi-folding doors. A downstairs WC, cloakroom and a separate utility room complete the ground floor.



5-6



5



5



2



EPC

B

Guide price: £2,750,000

Tenure: Freehold

Local authority: Elmbridge

Council tax band: H





To the first floor and well-spaced around the gallery landing, are four large double bedrooms, all ensuite and three with additional bespoke in-built wardrobes. The principal bedroom also features a large walk-in wardrobe.

The top floor comprises a large games room which currently houses a championship-sized snooker table (available by separate negotiation). The accommodation on this floor is versatile and there are two further rooms that could be used as bedrooms, storage or gym and a bathroom too.

Throughout the house is underfloor heating and concrete floors as well as air conditioning units on all floors.

Outside, the house is approached via electric gates and the driveway offers plenty of space for parking as well as access to the integral double-length garage. To the rear, the landscaped garden offers a great space for outdoor entertaining with lighting throughout, a patio that spans the width of the house and incorporates a fantastic heated breeze house.

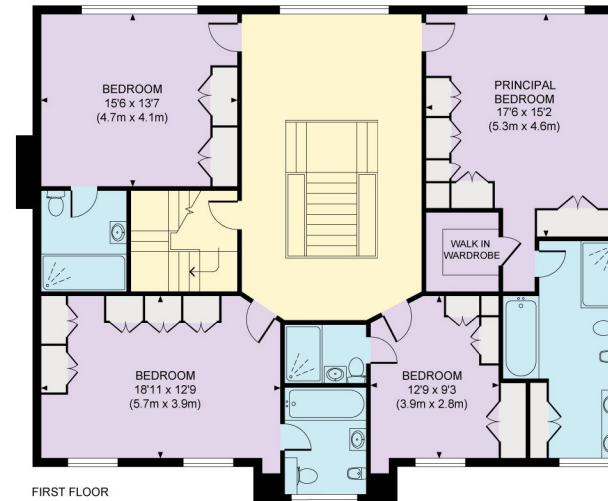
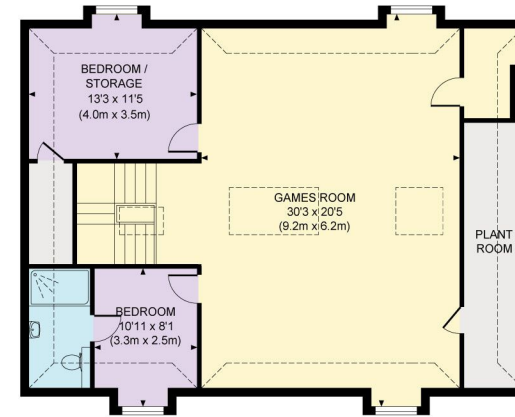
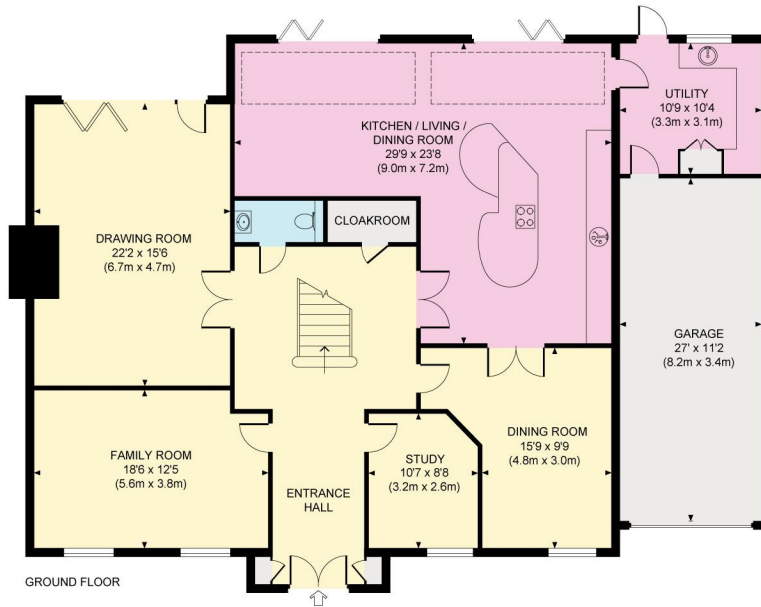








Approximate Gross Internal Area
4914 sq ft / 456.5 sq m
Approximate Gross Internal Area Outbuildings
103 sq ft / 9.6 sq m
Total Gross Internal Area 5017 sq ft / 466.1 sq m



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.

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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 April 2023. Photographs and videos dated April 2023.

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