



Eaton Park Road, Cobham, Surrey





An attractive **six bedroom home** for sale in Cobham, KT11.

Summary of accommodation

Ground Floor: Reception hall | Living room | Dining room | Reception room | Study | Play room | Kitchen breakfast room | Utility
Cinema room | WC | Store

Indoor Swimming pool | Changing facilities | WC | Plant room

First Floor: Principal bedroom with dressing area, en suite and balcony | Guest bedroom with dressing area and en suite
Two further bedrooms, one en suite

Second Floor: Two en suite bedrooms

Gardens and grounds

Gated entrance | Landscaped gardens with outdoor kitchen area | Double garage

Annexe (above garage): Kitchen/living area | Shower room with WC

Distances

A3 2.5 miles, M25 (J10) 3 miles, Cobham 1 miles, Esher 3 miles, Central London 21 miles
(All distances are approximate)



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

Charles Davenport
01932 591062
charles.davenport@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

George Pratt
020 7861 1166
george.pratt@knightfrank.com



Courthope

Courthope is a stylish and spacious detached family home, nestled within the exclusive and private estate of Eaton Park in Cobham. Designed with family living in mind, this light-filled property offers well-balanced accommodation and luxurious features throughout.

Internal features include:

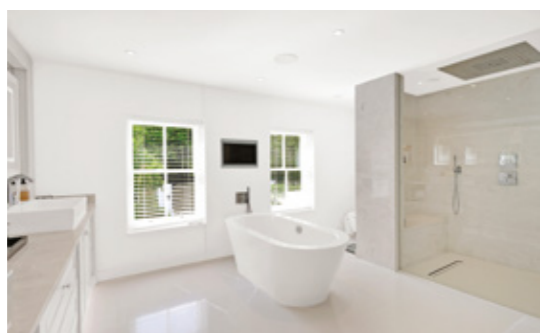
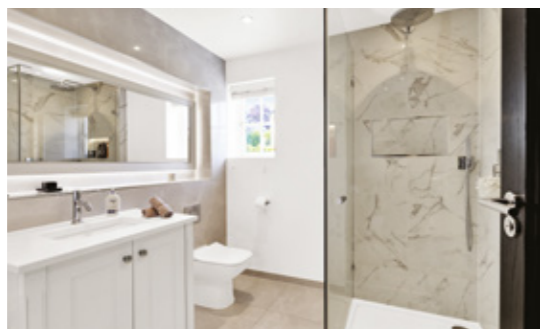
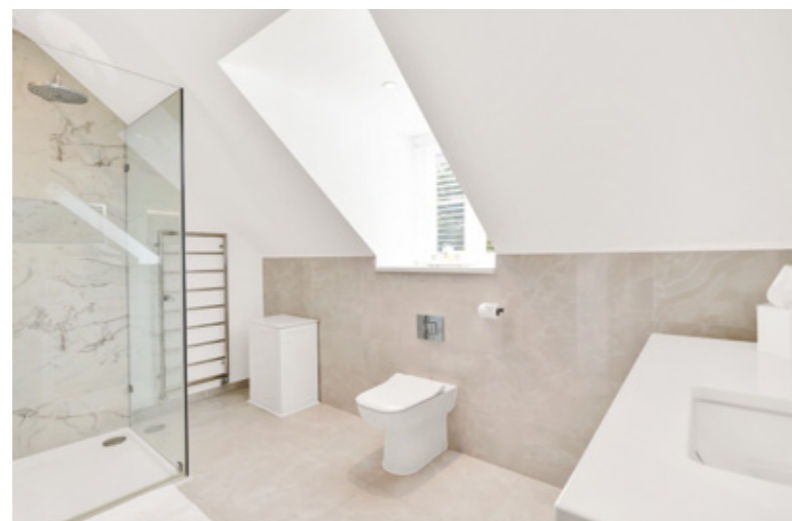
- **Kitchen breakfast room:** The heart of the home, this expansive kitchen breakfast room has bifold doors that open onto an outdoor terrace overlooking the beautifully landscaped garden.
- **Living spaces:** The home offers a variety of living spaces, including a comfortable living room, an elegant dining room, cinema room, and dedicated study, ideal for remote work or homework.
- **Indoor swimming pool:** Enjoy year-round swimming in the indoor pool, complete with changing room and shower.







- **Bedrooms:** The first floor hosts four generous bedrooms, all with en suite bathrooms. The principal bedroom is a true retreat, featuring a dressing room and a private balcony with garden views. The second floor adds two more en suite bedrooms, perfect for guests or growing families.



Approximate Gross Internal Floor Area
 725.3 sq m / 7808 sq ft
 Garage = 107 sq m / 1152 sq ft
 Total = 832.3 sq m / 8960 sq ft

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.



External features include:

- **Double garage:** The property includes a detached double garage with accommodation above, providing additional living or storage space.
- **Outdoor living:** Security and privacy are ensured with electric gates, and the landscaped garden offers an outdoor kitchen, making it an ideal space for entertaining. This home effortlessly combines luxury with practicality, making it the perfect choice for discerning families looking for a serene yet convenient lifestyle.

Location

Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants, including The Ivy Brasserie, and a variety of coffee shops, cafés and pubs.

There is an excellent range of private and state schools in the area, including 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 Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick, and Heathrow Airports.

Property information

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax: Band H

EPC Rating: C



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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

