

Lambourne Drive, Cobham, KT11



# Fabulous home with southwest-facing garden.

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This detached family home of c2300 sq ft is located on a private road close to Cobham and backing on to Tilt Common, part of the Tilt Conservation Area of Cobham.

The property comes to the market with no chain.

On a plot of about a third of an acre, there is a generous landscaped garden to the front as well as off-street parking for multiple cars and access to a good-sized garage.



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** H







## Property Description

Entering the property, the spacious entrance hall leads to all reception rooms on the ground floor; a large dual-aspect sitting room with a working fire, a formal dining room, and a family room. There is an open-plan kitchen/breakfast room with a John Lewis of Hungerford kitchen and a walk-in larder. A handy utility room and WC complete the ground floor.

On the first floor of the property are five bedrooms, four of which have in-built wardrobe space and two of which have en suite bathrooms. There is also a family bathroom on this floor.

To the rear of the property is a delightful southwest-facing garden. The garden is predominantly laid to lawn with mature shrubs and hedging. Additionally, there is a large patio dining area, a summer house, and a garden shed. A gate at the rear of the garden provides direct access to Tilt Common.

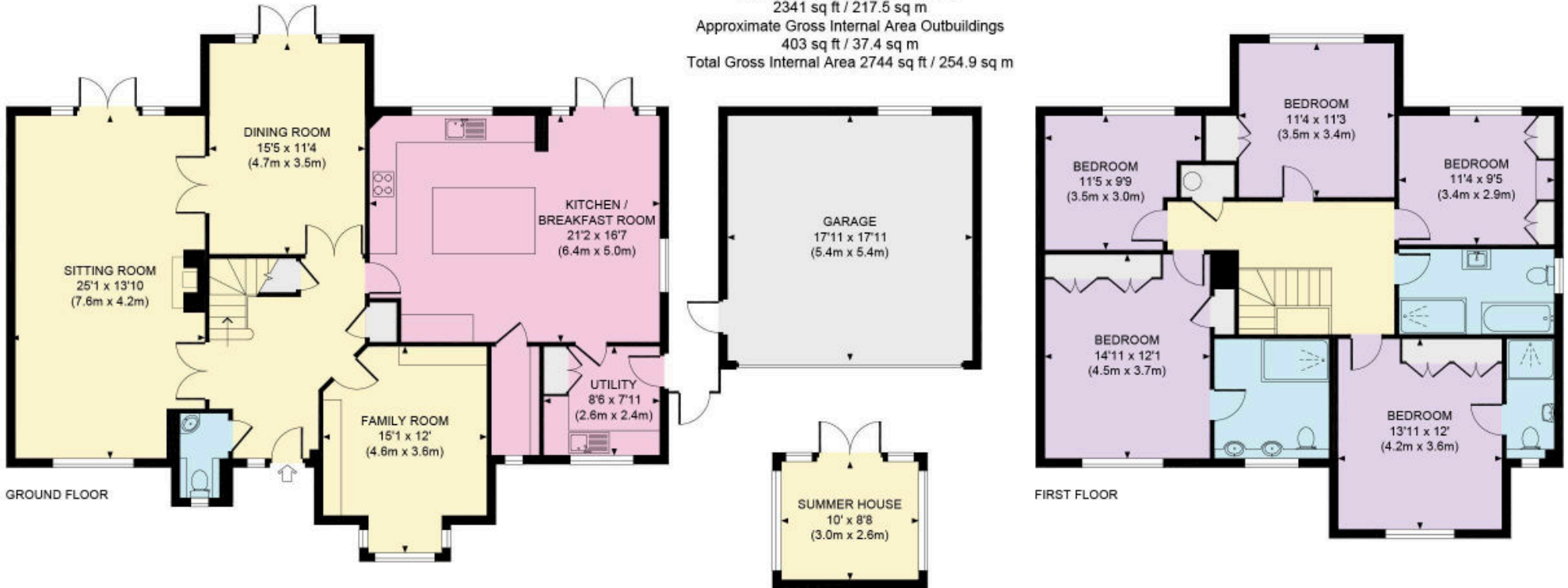








Approximate Gross Internal Area  
2341 sq ft / 217.5 sq m  
Approximate Gross Internal Area Outbuildings  
403 sq ft / 37.4 sq m  
Total Gross Internal Area 2744 sq ft / 254.9 sq m



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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