

Knowle Park, Cobham KT11



# Renovated home in sought-after Cobham road.

This four bedroom home of over 3500 sq ft is located on a sought-after private road, situated 0.5 miles from Cobham & Stoke D'Abernon train station and just over 1 mile from Cobham village.

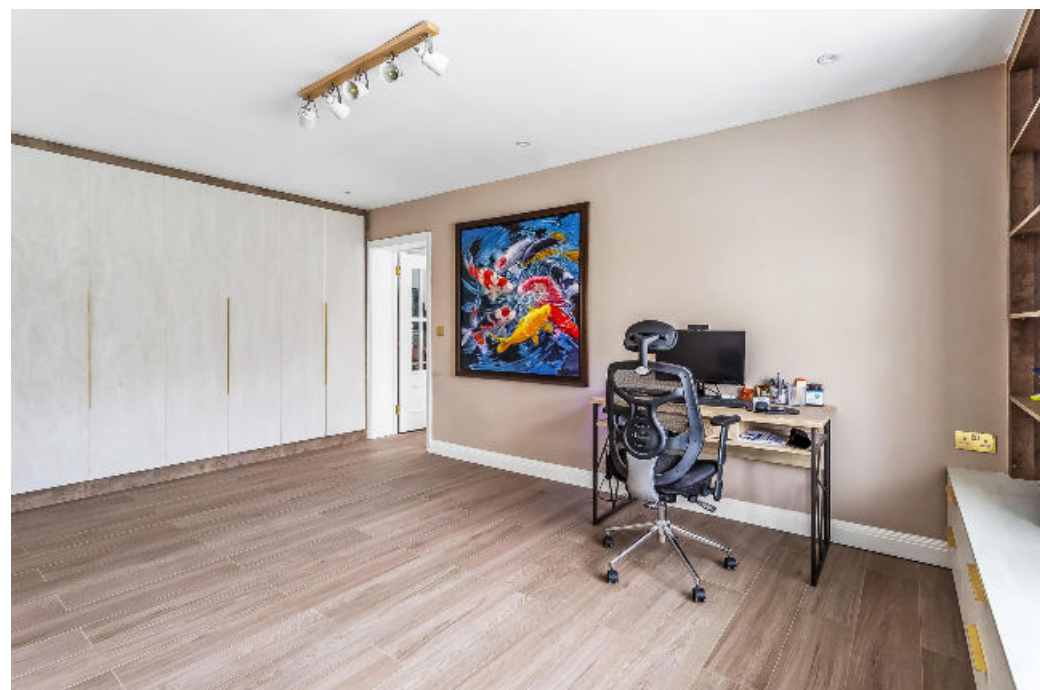
On the ground floor there are two formal sitting rooms to the front, one of which is triple aspect, an open-plan kitchen/living/dining room with kitchen island to the rear with doors that open to the garden, a study and a large games room. The scale of the games room adds a real 'wow' factor to the ground floor accommodation. A separate utility room and WC complete the ground floor and there is underfloor heating throughout this floor.



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** G







To the first floor, there are four generously proportioned bedrooms leading from the landing. Two of the bedrooms are ensuite and the principal bedroom features a dressing area with bespoke cabinetry. A family bathroom completes the first floor.

Outside, the property is on a corner plot and thus benefits from both southerly and westerly aspects in its outside space. There is off-street parking for two vehicles on the front drive.

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.

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).









This plan is for buyer guidance only. It is drawn to scale unless stated. While every care is taken in the production of this plan, please check all dimensions, areas and complete bearings before making any decision to purchase this flat.

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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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