

Broad High Way, Cobham, KT11



A detached four bedroom house/plot for sale in Oxshott Way Estate, Cobham, KT11.

Three generations have lived here since the house was built in the 1930's. This is the first time it has been offered for sale on the open market, and it represents a unique opportunity to build your own home in one of the prime positions, right at the heart of the ever-popular Oxshott Way Estate, Cobham. Set on 0.63 acres and one of the larger plots within the estate, the property has the potential to be renovated or redeveloped, subject to the necessary planning permissions.

From the entrance hall, access is to the dining room, study room, dining room/family room, and kitchen/breakfast room, which also leads to the family room. The ground floor also includes a 9.2-metre indoor pool, utility room and integral single garage.

The first floor includes the principal bedroom with a dressing room, three additional bedrooms, two family bathrooms and a separate WC.

The house sits in a quiet landscaped garden set out on several levels, surrounding a stunning central lawn and featuring a selection of mature trees. Circular stone steps lead to an elevated pathway above the lawn. Leading down from the lawn, there is a peaceful orchard and wilder, wooded area. Other features include three vegetable patches, a pond, a conservatory pool and a separate artist's studio, which has its own running water, heating and electricity supply. The rear of the plot is surrounded by well-established border hedging that offers genuine privacy and seclusion.



EPC
E

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band H



The property is accessed over a Yorkstone paved driveway, with access to the integral garage and off-street parking.

Location

Cobham High Street offers a great range of independent and well-known shops, cafés 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, which is 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.

Distances

A3 0.9 miles, M25 J10 2.4 miles, Guildford 11.1 miles, Kingston upon Thames 8.8 miles, Esher 4.3 miles, Heathrow Airport 15.3 miles, Gatwick Airport 24 miles. (All distances are approximate and calculated from Cobham High Street).





Approximate Gross Internal Floor Area

Main House 3633 sq. ft / 337.54 sq. m

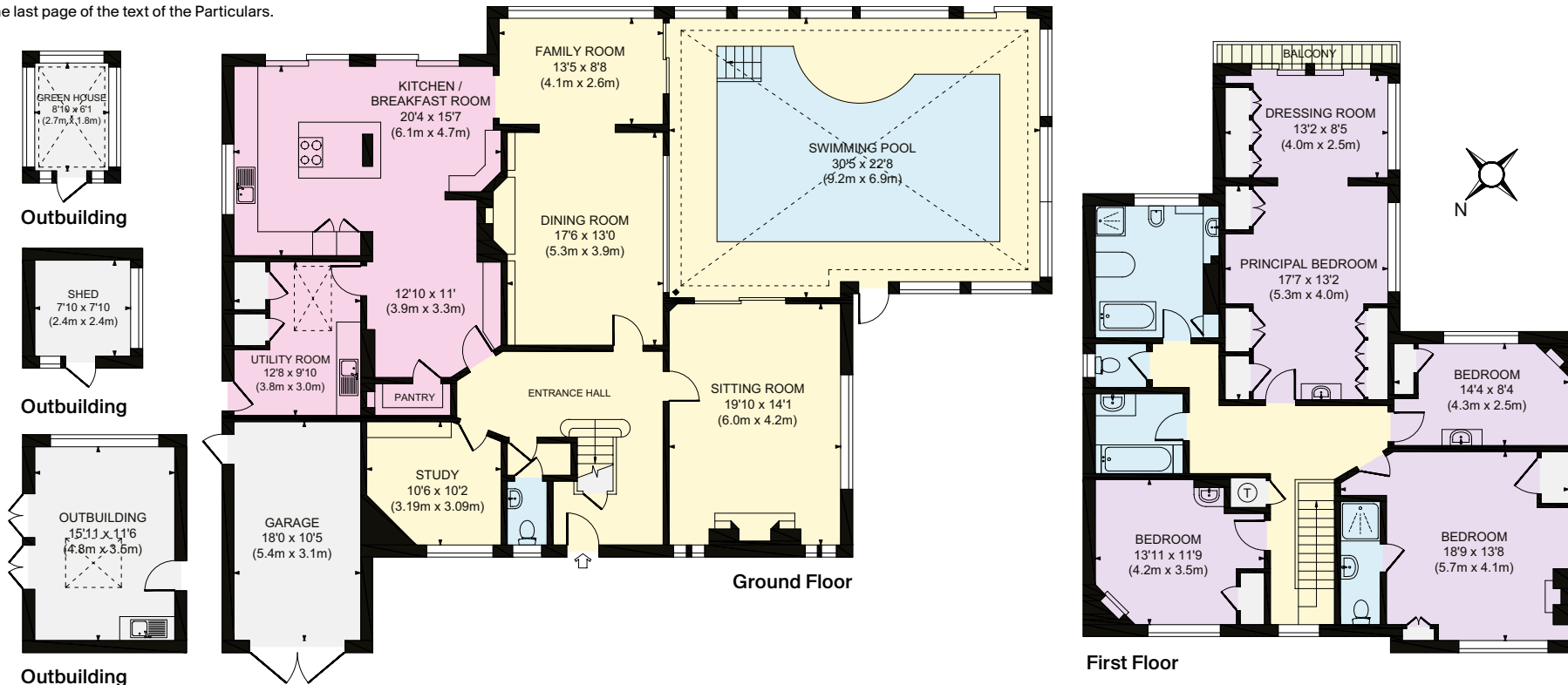
Garage 187 sq. ft / 17.37 sq. m

Outbuildings 298 sq. ft / 27.73 sq. m

Total 4118 sq. ft / 382.64 sq. m

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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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 November 2024. Photographs and videos dated November 2024.

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