

Knowle Park, Cobham, Surrey



A superb family house with a large southerly-facing garden.

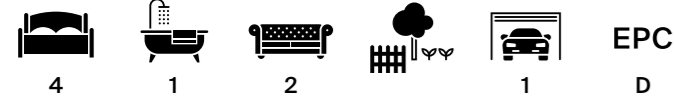
This fantastic family house is situated in a secluded position set back from the road in a popular cul-de-sac which provides convenient access to Cobham and Stoke d'Abernon train station and Cobham High Street.

The property has superb lateral space and great potential to extend and reconfigure subject to the usual consents.

This attractive property is well presented throughout and features a spacious open plan kitchen diner which is perfect for entertaining and leads out to the impressive southerly-facing garden which is in excess of 100 ft. There is also a generous sitting room complete with wood burner on the ground floor. Off the entrance hall you will find a useful utility room/boot room and guest cloakroom.

On the first floor there are four light and bright bedrooms and a well appointed family bathroom.

The property also features a large garage and off street parking for several cars.



EPC
D

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band G

Location

The property is ideally located for easy access to Cobham's High Street (1.1 miles) and Cobham & Stoke D'Abernon train station (0.5 miles)

Cobham High Street offers a wide range of independent and well-known shops, cafés and restaurants, including Waitrose, The Ivy Brasserie, Coppa Club, Joe & The Juice and many more.

Cobham and Stoke D'Abernon station is a short walk from the house. It has a direct train service to Guildford and London Waterloo. Conveniently located on the station approach, you will also find the post office, a parade of shops, hairdressers, barbers, a deli and an Italian café/restaurant.

The River Mole runs along the edge of Cobham village and offers a beautiful walk along the Tilt, through Stoke d'Abernon and over to Downside Common. A wealth of local woodland is on the doorstep; Littleheath Common Pond is a short, peaceful, pretty walk behind the house, leading up to Oxshott Common.

After a lovely walk or busy day, you are spoilt for choice with the beautiful village, gastro pubs in the local area serving delicious food, The Old Plough, with its wonderful heritage and superb reputation, being the closest.



There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, 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

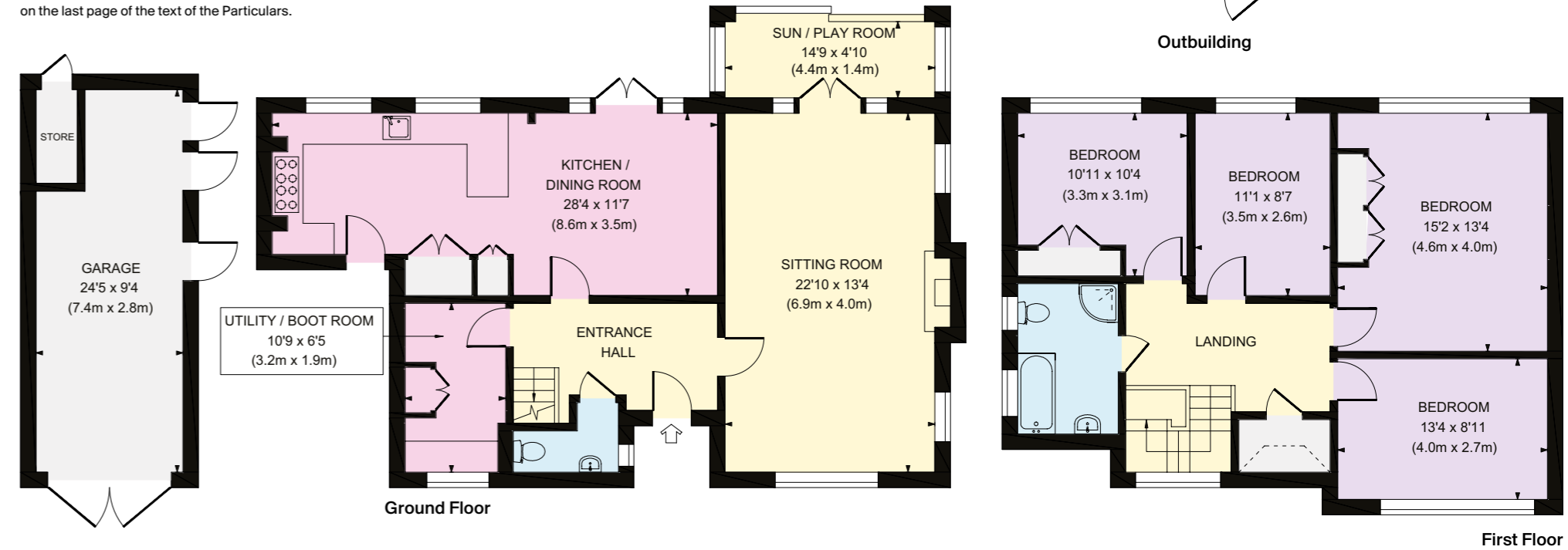
A3 0.9 miles, M25 J10 2.4 miles, Guildford 11.1 miles, Kingston upon Thames 8.8 miles, Esher 4.3 miles, Heathrow Airport 15.3 miles, Gatwick Airport 24 miles. (All distances are approximate and calculated from Cobham High Street).





Approximate Gross Internal Floor Area
Main House: 1681 sq. ft / 156.13 sq. m
Garage: 228 sq. ft / 21.17 sq. m
Outbuilding: 47 sq. ft / 4.38 sq. m
Total: 1956 sq. ft / 181.68 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.



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