



Burleigh Park, Cobham, Surrey, KT11



# A beautifully presented and extensively renovated six bedroom family home set in a sought-after private development.

Set in a highly regarded private development in Cobham just off Sandy Lane, this beautifully presented six bedroom family home of just under 2,500 sq ft arranged over three floors has been extensively renovated to a high standard.

Upon entering, the entrance hall leads to all main reception rooms and has three useful storage cupboards. The kitchen/breakfast room is well appointed with integrated appliances and a central island with breakfast bar. The room opens on to the lovely and bright family room with a roof light. The sitting room has two bay windows and leads to the dining room with double doors to the garden. A utility and guest WC complete the ground floor accommodation.



6



4



3



EPC

C

## Tenure

Freehold

## Local Authority

Elmbridge Borough Council

## Council Tax

Band G



The first floor comprises the principal bedroom with en suite shower room. There are three further bedrooms (one en suite) and a family bathroom. The current owners have converted the loft and made a second floor which includes two bedrooms with eaves storage and a shower room.

Outside, the westerly aspect garden is mainly laid to lawn with a terrace area. To the front is a driveway with parking for several cars.

## Location

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. 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 which is within walking distance, 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.



**Approximate Gross Internal Floor Area**

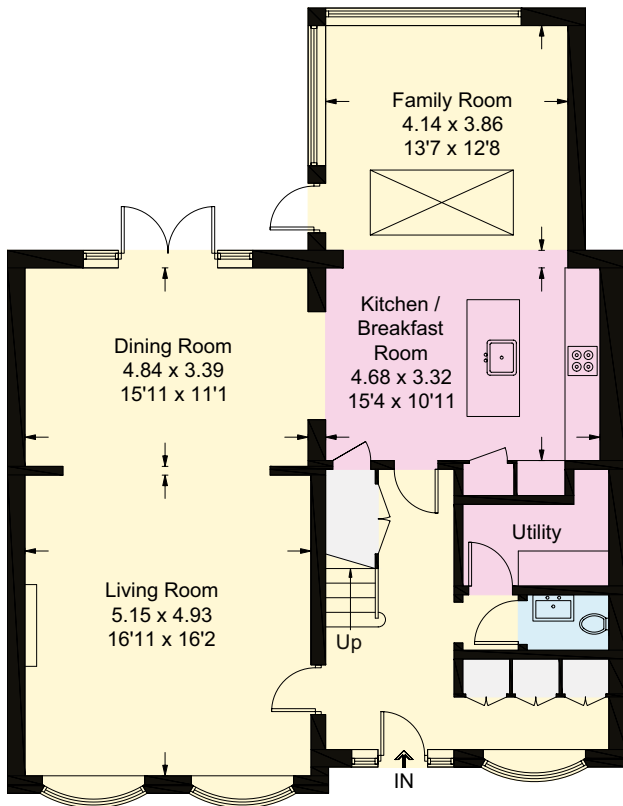
= 228.8 sq m / 2463 sq ft

Eaves Storage = 2.6 sq m / 28 sq ft

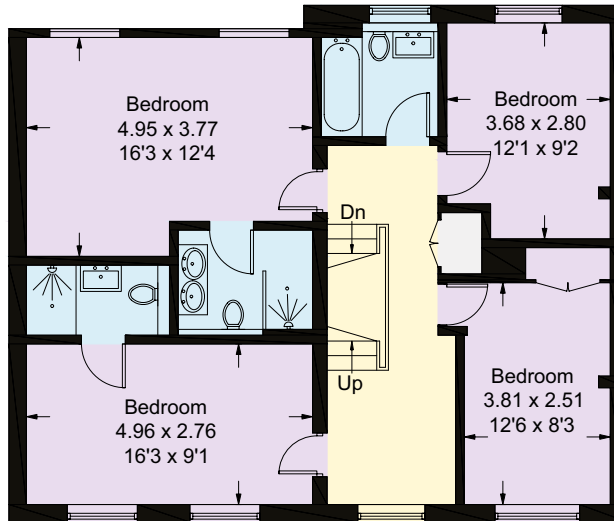
**Total = 231.4 sq m / 2491 sq ft**

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.

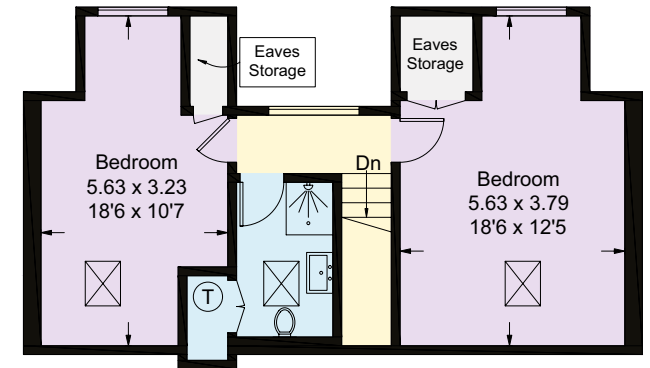
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**First Floor**



**Second Floor**

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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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