

Stoke Road, Cobham, Surrey

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# An impressive **five bedroom** lateral detached house close to Cobham High Street.

This exceptional family home has been meticulously upgraded and extended by the current owners to a high specification. It features a gated entrance with plenty of off street parking and an electric charging point.

The welcoming hallway leads through to the striking open-plan kitchen with bespoke cabinetry, a kitchen island and stone worktops. There is great entertaining space at the rear of the kitchen, perfect for family mealtimes and entertaining. The kitchen leads through to a stylish family room to the right and a large drawing room to the left, complete with a wood burner. All three rooms have bi-folding doors, which bring in an abundance of light and lead to a lateral decked terrace and large garden, complete with a modern garden room and covered terrace.

There is a useful utility room off the kitchen, which leads through to the garage. There is also a study to the front on the ground floor and a guest cloakroom.



**EPC**  
C

**Tenure** Freehold  
**Local Authority** Elmbridge Borough Council  
**Council Tax** Band G



On the first floor, the wide and bright landing leads to three spacious double bedrooms, including the principal suite and a luxury family bathroom. The principal suite features a Juliet balcony with delightful green views over the garden, a spacious en suite bathroom and a dressing room.

The top floor features another two double bedrooms, both with well-presented en suite bathrooms.



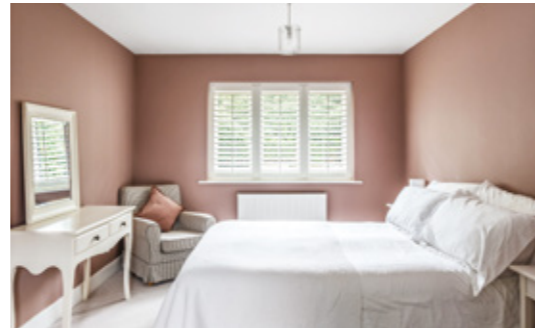
## Location

The property is ideally located for access to Cobham's High Street (0.7 miles), and Cobham & Stoke D'Abernon train station (0.9 miles) is also within easy reach.

Cobham High Street offers a wide 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 Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham and 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, 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**

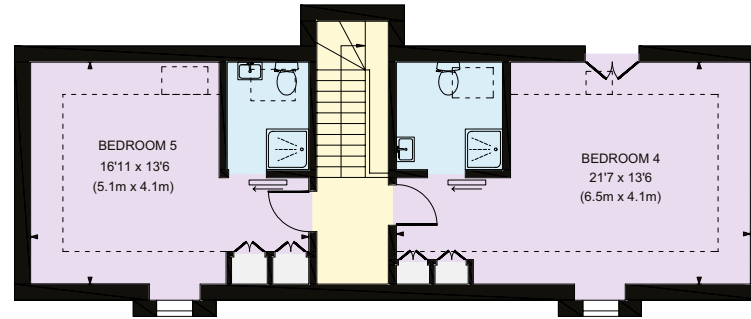
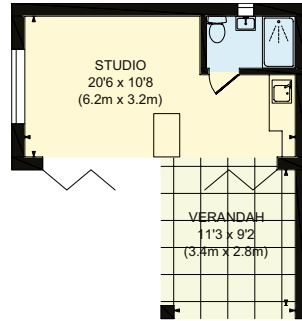
**Main House: 2965 sq ft / 275.49 sq m**

**Garage: 79 sq ft / 7.32 sq m**

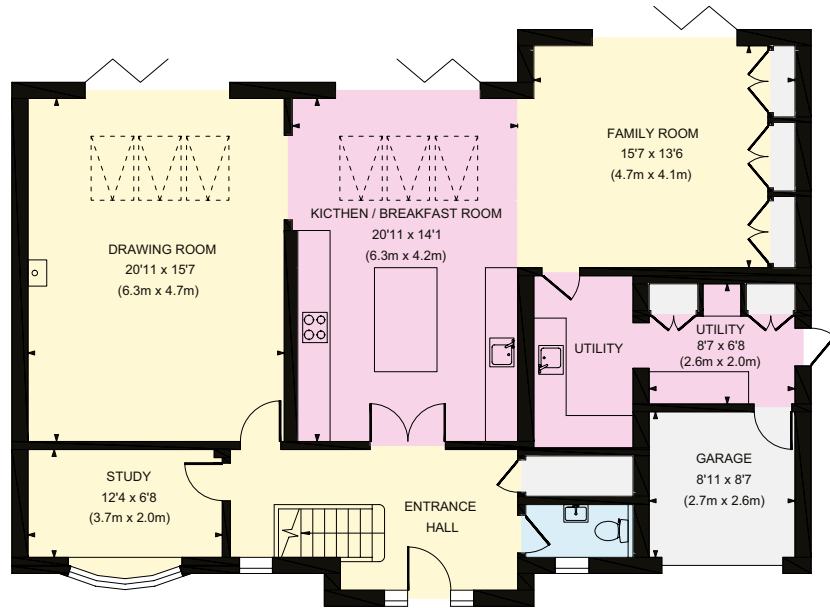
**Outbuilding: 219 sq ft / 20.31 sq m**

**Total: 3263 sq ft / 303.12 sq m**

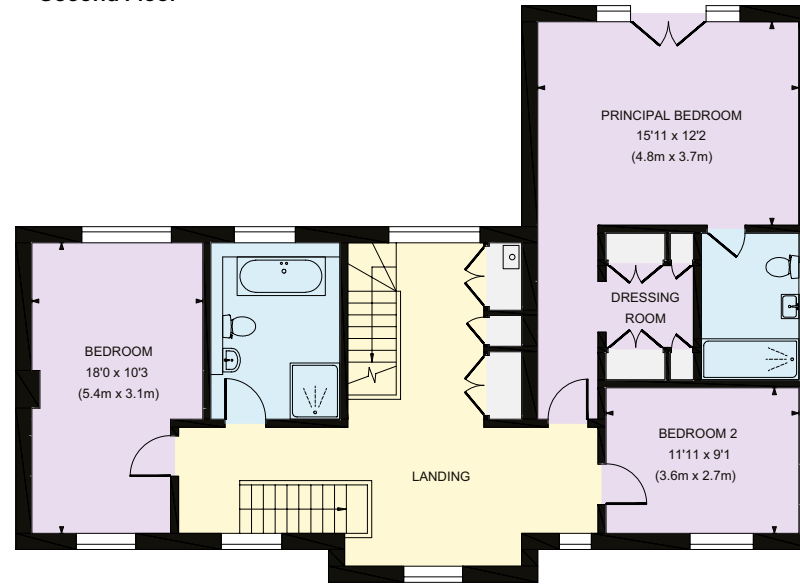
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Second Floor**



**Ground Floor**



**First Floor**

- 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 July 2024. Photographs and videos dated July 2024.

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