



Freeland's Road, Cobham **KT11**

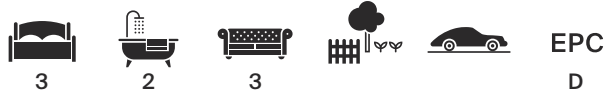


Within close proximity to Cobham high street

This wonderful family home offers just under 2,000 sq ft of living space with the potential to extend and modernise subject to planning.

The ground floor space comprises of three reception rooms, a kitchen breakfast room and conservatory with views over the garden.

On the second floor there are three bedrooms, the second bedroom benefits from a well sized dressing room. These rooms are served by the family bathroom.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: F

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, 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, 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.





Outside, the rear garden is predominantly laid to lawn, there is a garage, shed and the driveway provides ample off-street parking.

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Cobham High Street - 350 yards

Cobham & Stoke d'Abernon train station - 1.8 miles

Kingston upon Thames - 8.25 miles

Guildford -10 miles







Approximate Gross Internal Area 1913 Sq.Ft / 177.7 Sq.M

This plan for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compasses before making any decisions upon them.

Knight Frank

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We would be delighted to tell you more

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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 March 2024. Photographs and videos dated March 2024.

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