



Portsmouth Road, Cobham, Surrey, KT11





A **beautifully presented** four bedroom detached house with off street parking near Cobham Free School.

This impressive family home was constructed by renowned local developer Avicam Homes.



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EPC
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Tenure

Freehold

Local Authority

Elmburige Borough Council

Council Tax

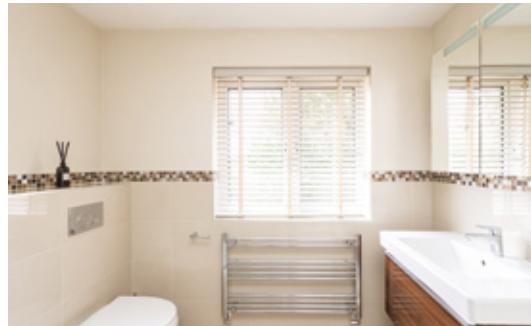
Band F



The current owner has upgraded the house to a superb standard, and properties of such quality rarely come to the market.

The property has a large, window-lit entrance hall with a luxury cloakroom off it. The spacious reception room has a feature fireplace and a bay window affording views over the common. Glazed doors lead to the dining room, which in turn leads through to the study/conservatory, which opens onto the private rear garden.





The stunning shaker-style kitchen features smart fitted appliances and stone worktops. It also opens into the garage. The generous principal bedroom enjoys views over the common land, has excellent wardrobes, and has a large luxury en suite shower room. Three further bedrooms and an attractive family bathroom are also available.

Chain free.



Location

The property is ideally located for easy access to Cobham's High Street (0.8 miles)

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 to 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, 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.



Approximate Gross Internal Floor Area

75.3 sq m / 810 sq ft (Including Garage)

First Floor = 63.0 sq m / 678 sq ft

Total = 138.3 sq m / 1488 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.



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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 September 2024. Photographs and videos dated September 2024.

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