

Fairmile Lane, Cobham, KT11



A five bedroom detached home for sale in Cobham, KT11.

This fabulous detached five-bedroom detached house, was completed in 2023 by developers Claremont Finesse. Accommodation extends to around 4,200 sq ft (GIA) over three floors with high specification throughout. The property features luxurious finishes, including elegant marble floors and air conditioning. Upon entry the spacious hallway leads through large glass double doors to the kitchen/living/dining area, which in turn leads through to the playroom. The study and drawing room are also accessible from the hallway. The first floor includes two bedroom suites with dressing areas and spacious en suites, there are a further two bedrooms and a family bathroom. The second floor comprises a further bedroom, separate shower room and spacious games/media room.

Situated in a highly sought-after location within a small gated development of just two houses. This exceptional property benefits from private parking and integral garage. To the rear is a well landscaped garden with paved patio, perfect for outdoor entertaining.



5



4



3



EPC
B

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band H



Location

Cobham High Street offers a great range of independent and well-known shops, cafés 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.



Approximate Gross Internal Floor Area

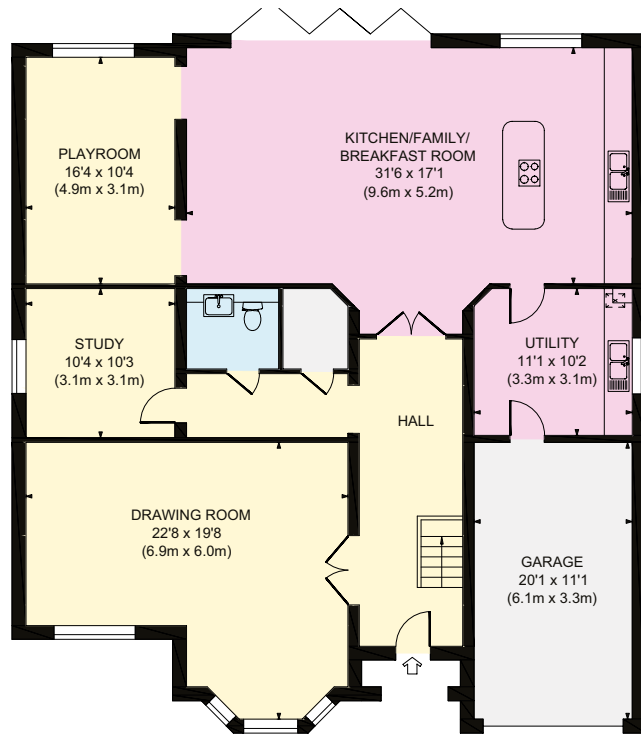
Main House 4271 sq. ft / 396.74 sq. m

Garage 222 sq. ft / 20.66 sq. m

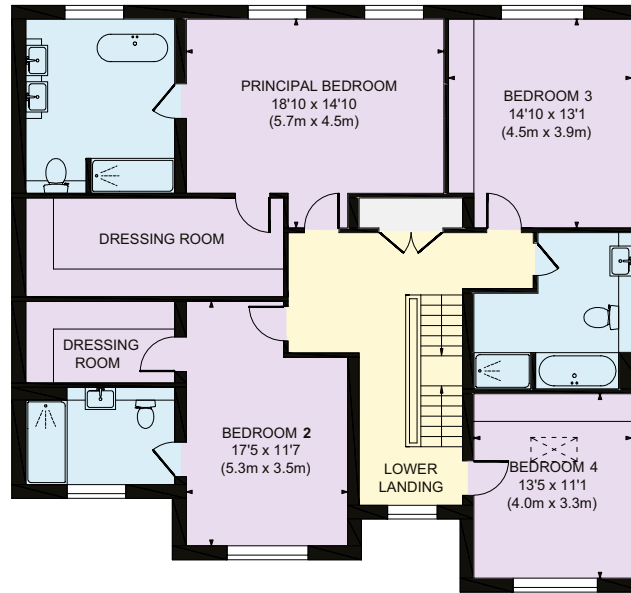
Total 4493 sq. ft / 417.40 sq. m

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.

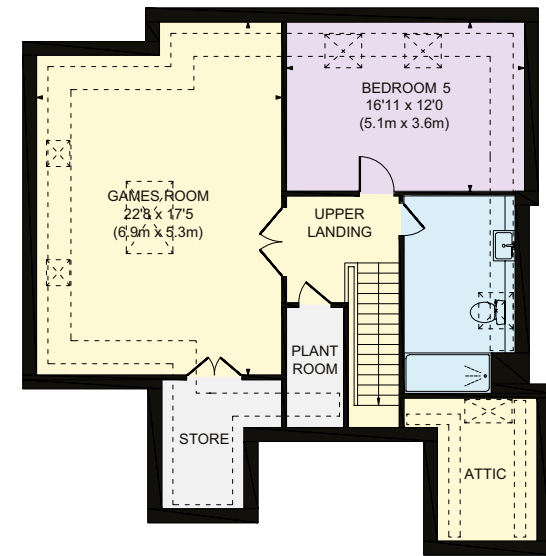
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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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Particulars dated November 2024. Photographs and videos dated November 2024.

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