



The Knoll, Cobham, Surrey, KT11





A substantial five bedroom detached family home with **no onward chain** on a quiet cul-de-sac in Cobham.

Summary of accommodation

Reception room | Kitchen/dining room | Study

Principal en suite bedroom | Four further bedroom | Four bathrooms

Garden and grounds | Double garage

Distances

Cobham 2.1 miles, Oxshott 1.9 miles, Oxshott station 1.6 miles,

Oxshott station via foot 0.7 mile, Esher 3.0 miles, A3 1.4 miles

M25 4.2 miles, Central London 20.3 miles

(All distances are approximate)



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Situation

The property is located close to the villages of Cobham and Oxshott which offer a range of local shops, restaurants, cafés as well as easy access to the M25 and A3. Schooling in the area is superb and includes Danes Hill, Reed's, Parkside and The ACS Cobham International School, to name a few.

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This impressive house offers over 3,600 sq ft of accommodation and has been beautifully upgraded and maintained by the current owners. To the front, the driveway offers plenty of parking and there is a generous front lawned garden which is bordered by mature hedging which provides privacy.

The front door opens in the welcoming entrance hall. To the left through double doors is the spectacular open plan kitchen/dining/family room which features a large kitchen island with a stone worktop and lots of storage. This room receives an abundance of light from the two windows overlooking the front garden and the large glass sliding doors to the rear which provide access to the lawned rear garden and terrace. The garden receives sun from the south and provides the perfect space to entertain and for children to play.





There are three additional reception rooms on the ground floor, two generous rooms to the rear with glass French doors onto the garden and the other to the front would make an ideal home office. At the end of the hallway there is a handy utility room, well-appointed shower room and access to the integral double garage.

On the first floor there are five double bedrooms and four beautifully appointed bathrooms, two of which are en suite, including the large principal suite, which has its own balcony overlooking the garden.

Viewings

Viewing is strictly by appointment through Knight Frank.

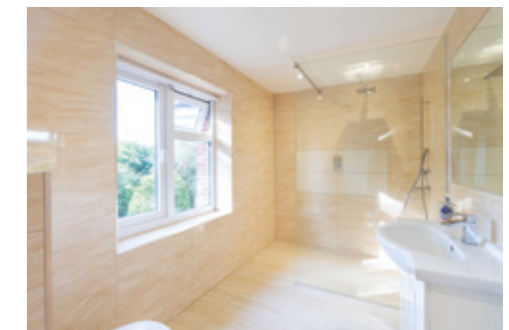
Property information

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax: Band G

EPC Rating: C



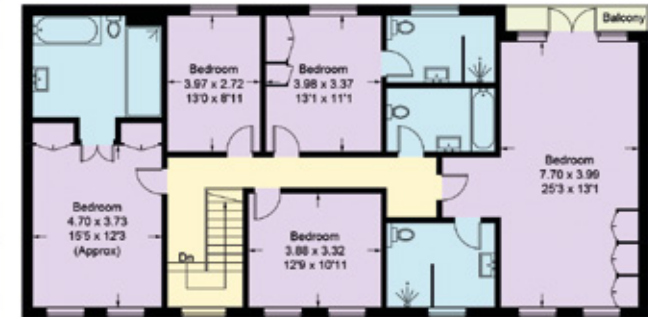
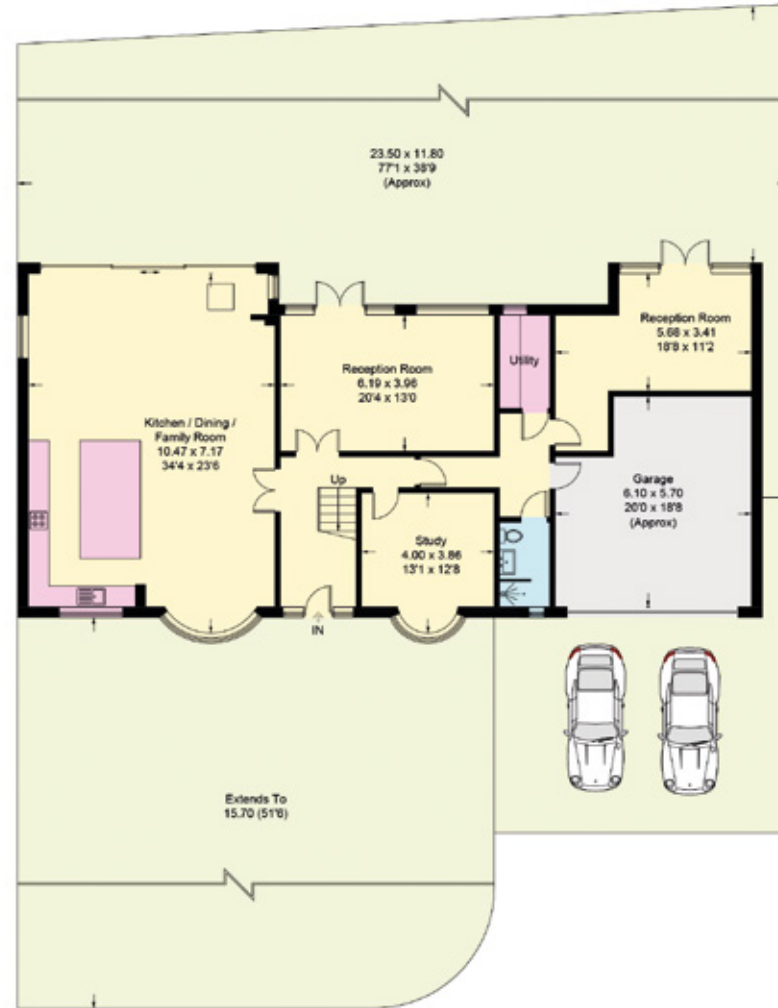
Approximate Gross Internal Floor Area

339.3 sqm / 3652 sq ft

(Including Garage)

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



First Floor

Ground Floor



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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