



Byfleet Road, Cobham, Surrey





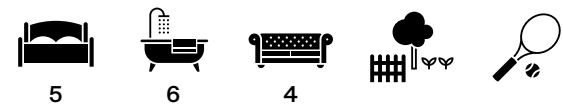
This home has been extended and refurbished to a high specification throughout. Due to its south-westerly facing aspect, it receives an abundance of light.

Through the front door is a welcoming grand entrance hall. The striking open-plan kitchen and family rooms lead directly to the expansive sun terrace, which is perfect for entertaining and provides an elevated view over the stunning garden. The spacious family room, dining room, and study all lead back to the hall. There is also a guest cloakroom and laundry room on the ground floor.



An exceptional lateral house with **expansive gardens** for sale in Cobham.

Thought to date back to 1860, it is set in a courtyard group of properties overlooking (and with direct access to) Silvermere golf course and lake. There are extensive private gardens that are wonderfully kept.



EPC
C

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band X





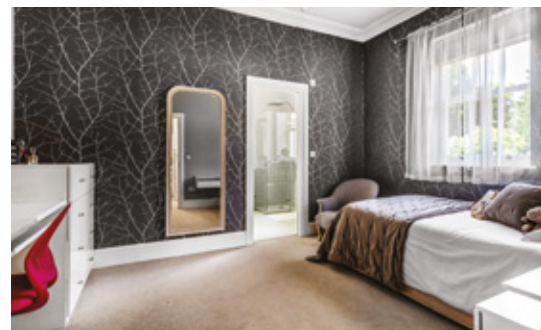
On the first floor are two double en suite bedrooms, including the impressive principal bedroom complete with a walk-in dressing room, luxury en suite bathroom, and balcony. Two more en suite bedrooms are on the top floor.

On the lower ground floor is a large media or games room with a separate space and en suite bathroom. Doors lead to an additional garden terrace.

The beautiful grounds are mainly laid to lawn and include a well-maintained tennis court. There is a modern gym with an en suite shower room next to a hot tub and fire pit. Off-street parking is available at the front of the property, and a carport for several cars is set behind private gates.

Location

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.

Distances

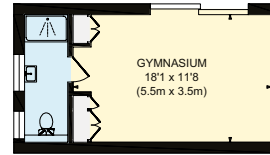
A3 0.9 miles, M25 J10 2.4 miles, Guildford 11.1 miles, Kingston upon Thames 8.8 miles, Esher 4.3 miles, Heathrow Airport 15.3 miles, Gatwick Airport 24 miles. (All distances are approximate and calculated from Cobham High Street).



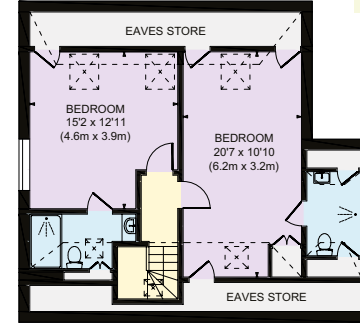
Approximate Gross Internal Floor Area
Main House 5324 sq. ft / 494.64 sq. m
Outbuilding 262 sq. ft / 24.38 sq. m
Total 5586 sq. ft / 519.02 sq. m

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.

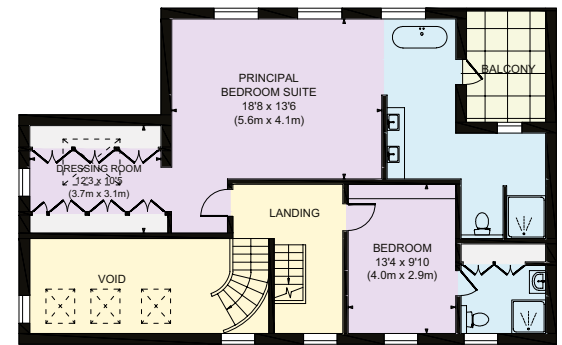
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



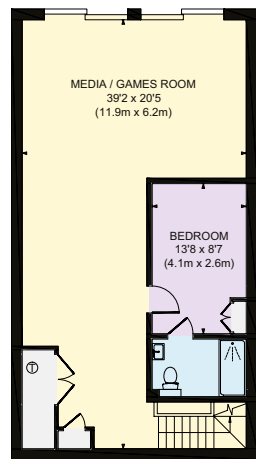
Outbuilding



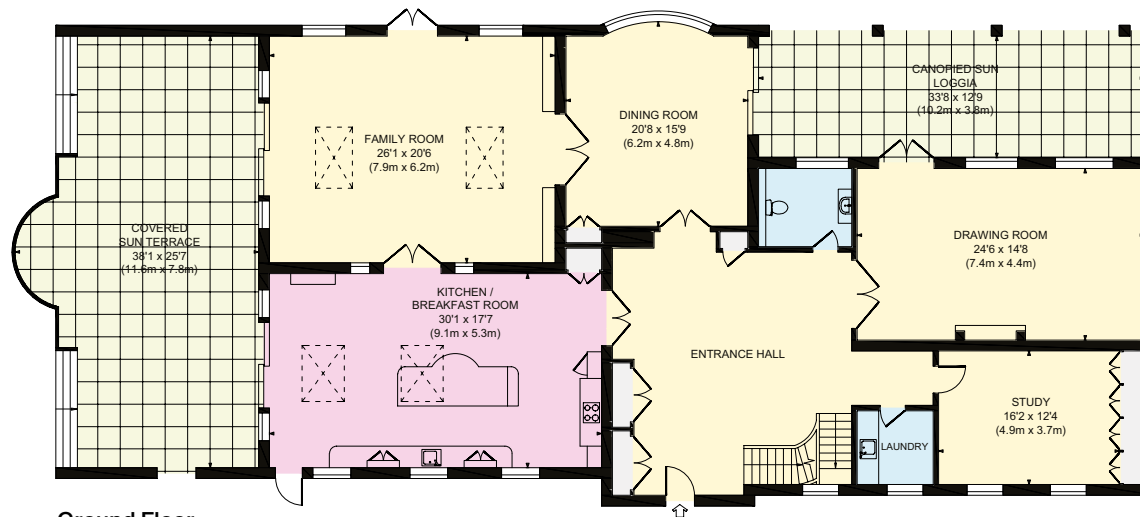
Second Floor



First Floor



Lower Ground Floor



Ground Floor

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