

Fairmile Lane, Cobham KT11



Family home with west facing garden

Coming through through the front door you are met by a generous entrance hall, from which is the study, sitting room and kitchen dining room which leads onto the conservatory with access onto the west facing garden and log burner.

The property has a double garage with a door to the garden with a carport in front, there is a separate office which is perfect for working from home. The immaculately presented garden is predominantly laid to lawn with a circular path running around its perimeter with a fantastic patio for entertaining.



Tenure: Freehold

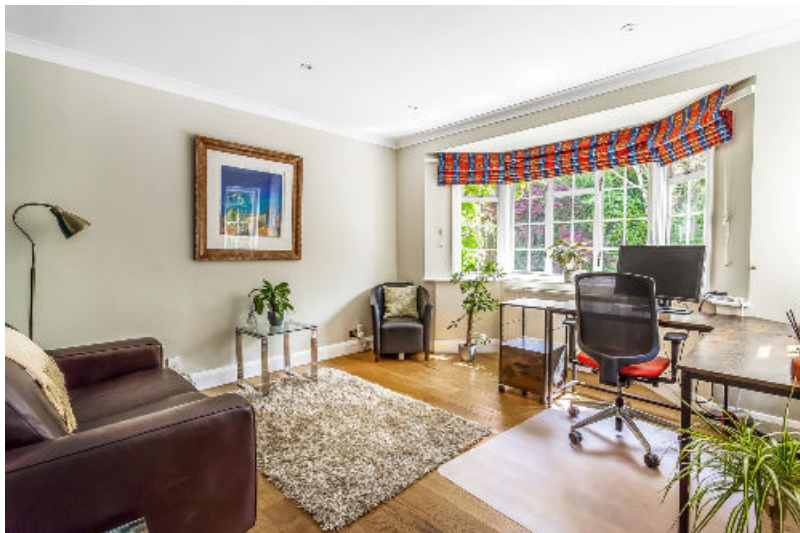
Local authority: Elmbridge Borough Council

Council tax band: G

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.





On the first floor are five double bedrooms, the principal is at the rear with a dressing room and en-suite shower room and a balcony with views over the garden. The second bedroom has an en-suite with fitted wardrobes. The other bedrooms are served by the family bathroom.

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 Area 3778 Sq.Ft / 351.1 Sq.M

This plan is 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 compass bearings before making decisions reliant upon them.

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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 May 2024. Photographs and videos dated May 2024.

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