

Sandroyd Way, Cobham, Surrey, KT11



A stunning five bedroom detached house offers **elegance and modern comfort.**

Recently refurbished to an exceptional standard, the home boasts a bright and airy ambiance, accentuated by its favourable south-westerly aspect, allowing natural light to flood the living spaces throughout the day. Inside, the house presents a thoughtfully designed layout that maximizes space and functionality. The expansive living room is perfect for family entertaining while the modern kitchen is well equipped and has a walk in pantry.

On the first floor are five well sized bedrooms and the family bathroom. The principal suite, in particular, is a standout, featuring a stylish en-suite bathroom and a walk-in wardrobe.

The exterior is equally impressive, featuring a carriage driveway that provides ample parking space and a secure garage for additional convenience. The meticulously landscaped garden offers a serene outdoor retreat, perfect for both relaxation and entertaining.



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EPC

C

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band G





Location

Sandroyd Way is located between Cobham and Oxshott with footpaths nearby providing access to Oxshott Heath, Oxshott train station and the village. Cobham High Street offers a great selection of boutique shops, a Waitrose, a number of excellent restaurants including The Ivy Brasserie and a variety of coffee shops, cafés and pubs along with the River Mole running along the edge of the village.

There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Danes Hill in Oxshott along with St Andrew's, Cobham Free School and St Matthew's (all subject to catchment areas).

Communication links are superb with Oxshott train station running a direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick and Heathrow Airports.

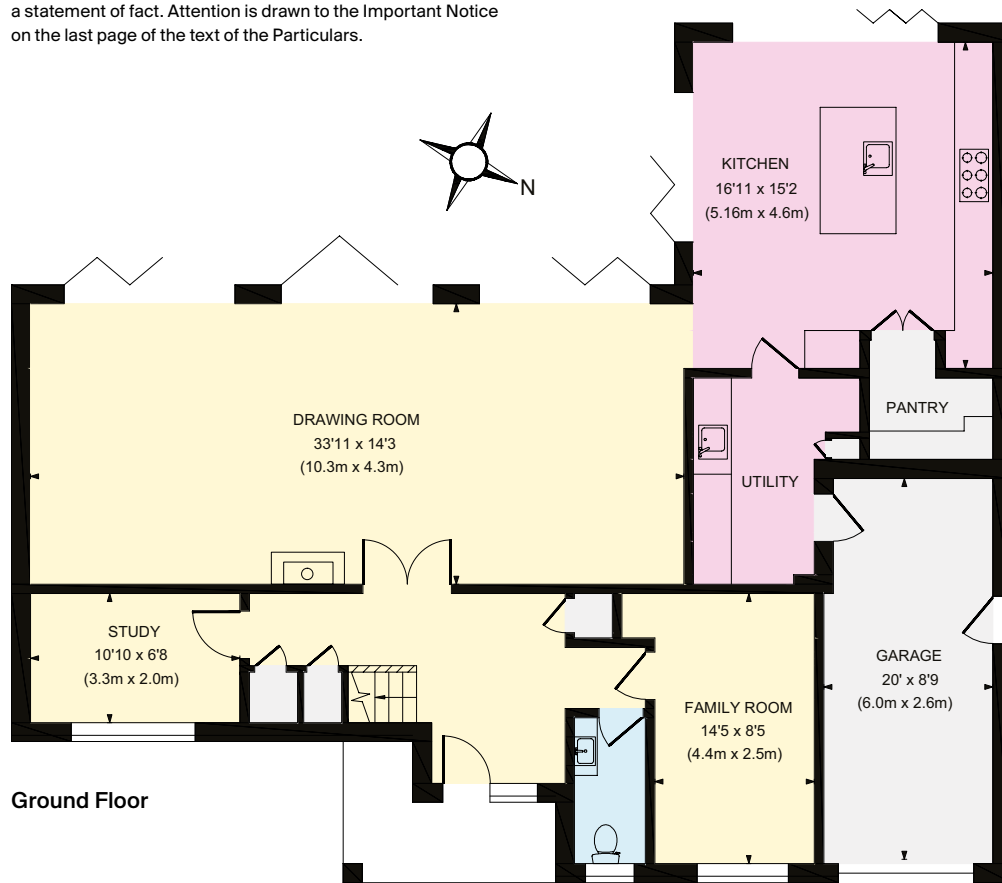




Approximate Gross Internal Floor Area

2594 sq ft / 241 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

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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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