



Icklingham Road, Cobham KT11

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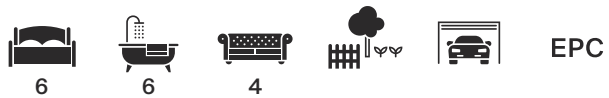


# Located in the exclusive and private Fairmile Estate.

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This beautiful home was constructed by Octagon Homes in 2007 and has since been refurbished. This home extends to 6,643 sq ft arranged over three floors.

The ground floor consists of a large open plan design incorporating a kitchen/breakfast/family room leading through to the dining area with glorious views over the rear garden, which in turn leads through to the more formal drawing room. The ground floor includes a separate TV room, study, utility, cloakroom and integral double garage.



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** H







The first floor includes the principal bedroom suite with a balcony accessible from a bedroom on the opposite side. There are three further bedroom suites, whilst the top floor has two additional bedroom suites.

The property is approached via electric gates with a carriageway driveway and ample parking/access to the double garage. The large rear garden has been landscaped, providing plenty of screening and an outdoor swimming pool and summer house. A loggia has recently been built with access via the kitchen/breakfast/family room and contains a substantial built-in fireplace.

The house also benefits from a ground source heat pump and lighting throughout the grounds.

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.













Approximate Gross Internal Area  
**Main House = 5891 sq. ft / 547.31 sq. m**  
**Garage = 471 sq. ft / 43.72 sq. m**  
**Outbuilding = 281 sq. ft / 26.11 sq. m**  
**Total = 6643 sq. ft / 617.14 sq. m**



Knight Frank  
 Cobham  
 50 High Street  
 Cobham  
 KT11 3EF  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
 Charles Davenport  
 01932 591602  
[charles.davenport@knightfrank.com](mailto:charles.davenport@knightfrank.com)

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.



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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