



Pendenza, Cobham, Surrey, KT11



An impressive four bedroom house located in a **popular gated development** near Cobham & Stoke d'Abernon station and Cobham High Street. Chain free.

To the right of the welcoming entrance hall is a useful study, a superb space for working from home and a separate guest cloakroom. At the rear of the house is a lateral, spacious and bright open plan kitchen/dining room which receives an abundance of light from its southerly aspect, through glass French doors. The kitchen has smart built in cabinets, stone worktops and access into a utility room, with a door which opens to the side.

The garden has sun most of the day and there is access to the garage from the garden, with up and over doors. A gate leads to the tandem parking in front of the garage.

On the first floor, there is a large reception room with views over the garden, a well-presented family bathroom and two bedrooms which offer great flexibility as additional work from home spaces. On the top floor there are two generous double bedrooms with the rear bedroom featuring a luxury en suite bathroom.



EPC
C

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band F





Location

The property is ideally located for access to Cobham's High Street (0.8 miles), and Cobham & Stoke D'Abernon train station (0.7 miles) is also within easy reach. 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 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, 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, Esher 4.3 miles, Kingston upon Thames 8.8 miles, Guildford 11.1 miles, Heathrow Airport 15.3 miles, Gatwick Airport 24 miles. (All distances are approximate and calculated from Cobham High Street).



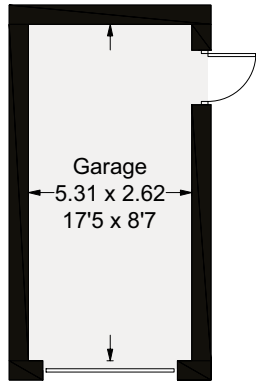
Approximate Gross Internal Floor Area

147.6 sq m / 1589 sq ft

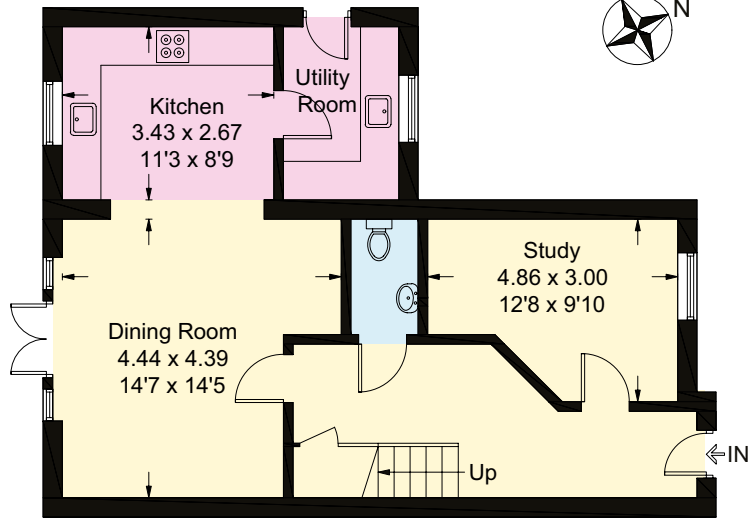
Garage = 13.9 sq m / 150 sq ft

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.

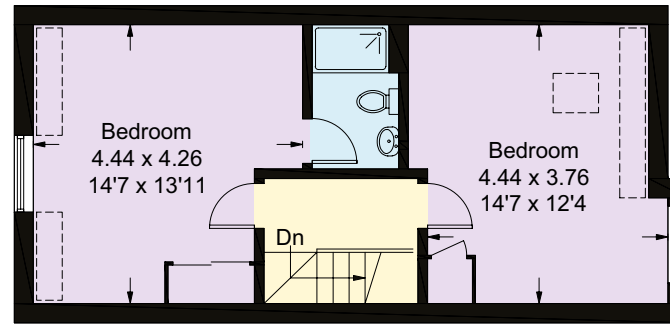
 = Reduced Headroom



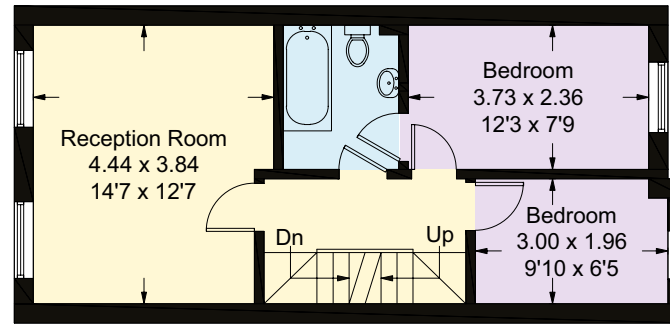
(Not Shown In Actual Location / Orientation)









Ground Floor



Second Floor



First Floor

-  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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Particulars dated October 2024. Photographs and videos dated October 2024.

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