



BROOK FARM ROAD

Cobham, KT11



FIVE BEDROOM DETACHED HOME FOR SALE ON A PRIVATE ROAD

Constructed by Carrington Fox in 2016, this outstanding detached family home extends to approximately 5,834 sq ft and is ideally situated between Cobham High Street and Cobham & Stoke d'Abernon station.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

The property offers an impressive combination of contemporary design, generous proportions, and exceptional attention to detail throughout.

Internally, the house has been finished to a consistently high specification, featuring handmade doors, a bespoke Moore by Design kitchen, Duravit bathrooms and programmable lighting throughout. The accommodation is particularly well arranged, providing excellent lateral living space on the ground floor. The principal reception areas include a formal drawing room, dining room, TV room, study, and a superb kitchen/breakfast room with adjoining utility.

The first floor offers a well-balanced layout, with four spacious bedroom suites in the main house. A fifth bedroom/annexe, accessed independently, provides ideal accommodation for guests or live-in staff. The property also benefits from Cat 5 /hard-wire cabling and underfloor heating throughout.











DESCRIPTION

Externally, the property is approached via electric gates leading to a private road. The professionally well-screened landscaped gardens, extending to approximately 0.35 acres, have been designed to provide year-round interest, featuring mature planting, feature lighting, an irrigation system, and a water feature.

This is an exceptional opportunity to acquire a beautifully crafted modern home, perfectly positioned for both village amenities and rail connections to London.

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).





Approximate Gross Internal Area
Total 5834 sq. ft / 542.00 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.

Approximate Gross Internal Area = 542 Sq m / 5834 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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