



THE RIDINGS

Cobham, KT11



A BEAUTIFULLY PRESENTED FIVE DOUBLE BEDROOM FAMILY HOME NEAR REED'S SCHOOL IN COBHAM

This beautifully upgraded family home, finished to a high standard, offers a stylish and functional space for modern living.



5



3



4



D

Tenure: Freehold

Council tax band: G

Local Authority: Elmbridge Borough Council

DESCRIPTION

The spacious entrance hall includes a luxury refitted cloakroom with tiled floor. The sitting room has a front-facing view and an attractive feature fireplace. Across the hall, there's a study which also enjoys views to the front aspect. The hall leads through to a stunning open plan family room, separate dining room and Shaker style kitchen with central island. This exceptional lateral living space enjoys views over the garden with the family and dining areas having direct access to the garden. The kitchen has an excellent range of fitted units with complimenting butchers block work tops, integrated appliances and underfloor heating, plus a separate utility room.

Upstairs, the landing has a window overlooking the rear garden. The principal bedroom enjoys a double aspect, built in wardrobes and a luxury en suite shower room. The guest suite also has fitted cupboards and an en suite shower room. There are three more double bedrooms and a stunning family bathroom with a freestanding bath and separate shower.



The front of the property is fully enclosed by an attractive wall with inset railings and electric gates. There is a large gravel driveway which leads to the double integral garage. There is also side access to the rear garden. The garden features a large, decked area, perfect for relaxing and entertaining in the sunshine, whilst the rest of the garden is laid to lawn. The rear garden is surrounded by a mature shrub border to ensure privacy.



LOCATION

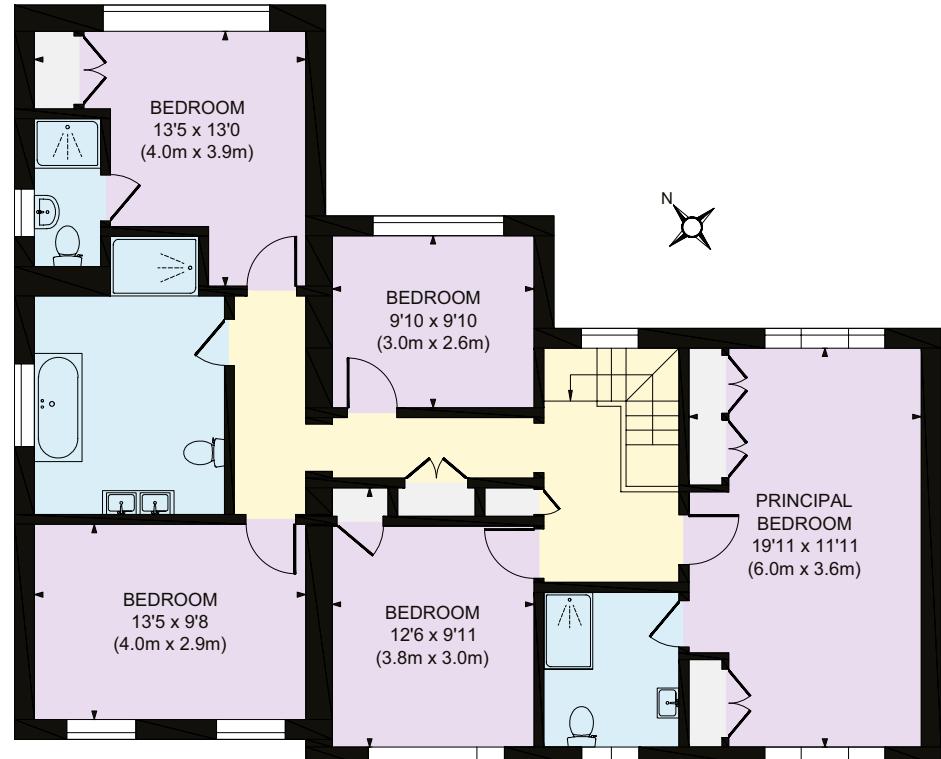
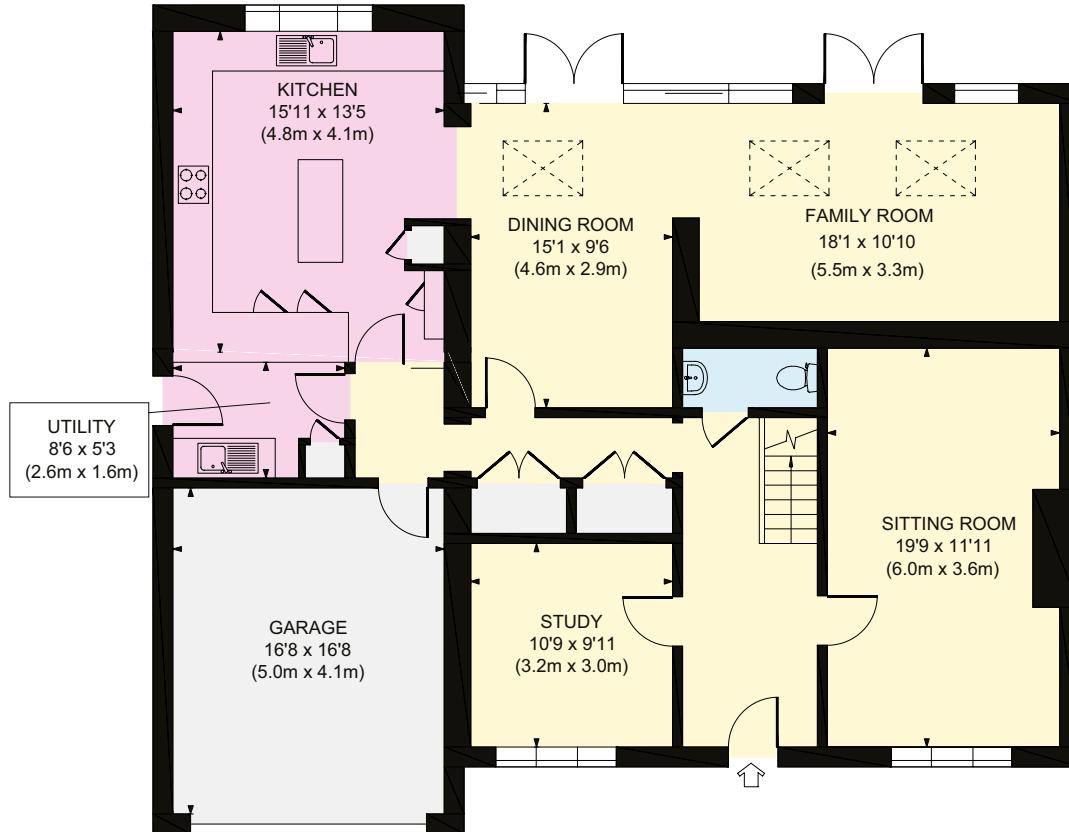
The Ridings is a sought-after road with access to a public footpath leading towards Cobham through Reed's school in one direction and to Oxshott Station via Oxshott Heath in the other. Oxshott Station is about 1 mile away and provides a regular service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick and Heathrow Airports.

Oxshott Heath is a substantial area of common land ideal for dog walking and jogging. 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).



█ Reception
█ Bedroom
█ Bathroom
█ Kitchen/Utility
█ Storage
█ Outside



Approximate Gross Internal Area
2620 sq. ft / 219.87 sq. m

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.



We would be delighted
to tell you more.

Dan Miller
01932 591616
dan.miller@knightfrank.com

Knight Frank Cobham
50 High Street, Cobham
Surrey, KT11 3EF

Tom Knowlden
01932 591610
tom.knowlden@knightfrank.com

knightfrank.co.uk

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com