



## THE RIDINGS

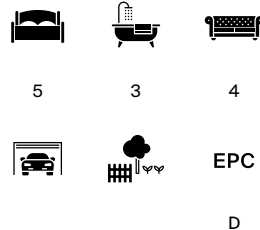
Cobham, KT11





# 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.



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

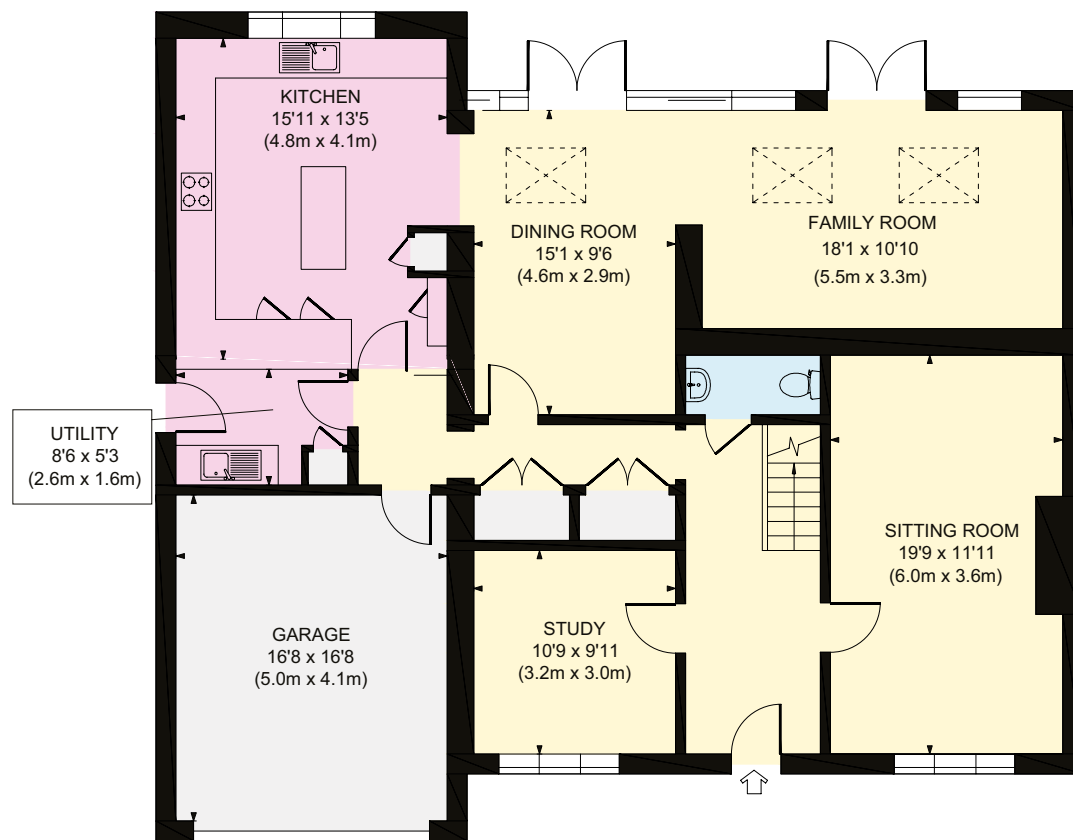
The Ridings is a sought-after road with access to a public footpath leading towards Cobham through Reed's school in one direction and to Oxshott Station via Oxshott Heath in the other. Oxshott Station is about 1 mile away and provides a regular service to London Waterloo. There is easy access to the 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.

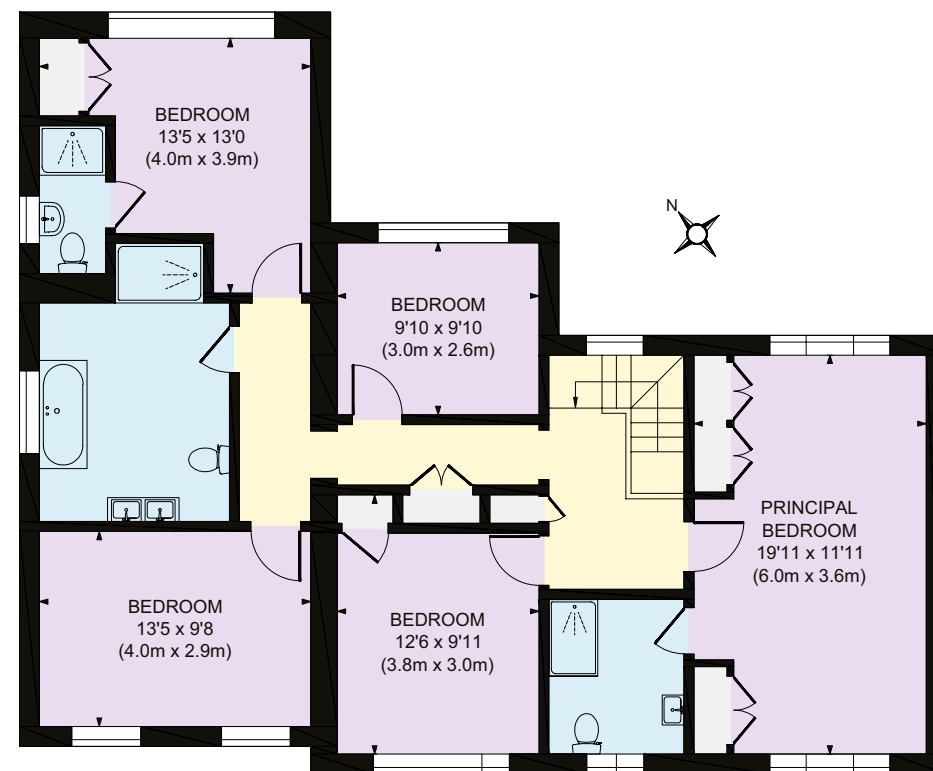
There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Danes Hill in Oxshott along with St Andrew's, Cobham Free School and St Matthew's (all subject to catchment areas).



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



Ground Floor



First Floor

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.

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