



HEATH RIDGE GREEN

Cobham, Surrey KT11



AN IMPRESSIVE NEWLY BUILT HOUSE IN COBHAM, KT11.

This recently constructed family home has been finished to an exceptional standard, offering a refined blend of contemporary design, thoughtful functionality and high-quality craftsmanship throughout.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Set in a peaceful and secluded location, the property benefits from just under a 10-year building warranty and is offered chain-free.

The heart of the home is the beautifully appointed bespoke Roundhouse-design kitchen, featuring Caesarstone worktops, a Quooker tap, Fisher & Paykel fridge and a comprehensive suite of Siemens appliances. The adjoining utility room is equally well considered, incorporating an additional dishwasher, Siemens washing machine and tumble dryer, a dedicated dehumidifier cupboard, and extensive built-in storage. The kitchen, dining and living areas are arranged in a bright and spacious open-plan layout, creating an inviting family space with bi-fold doors opening onto the rear garden and a wood-burning stove providing a warm focal point.

A separate study offers a calm and practical working environment, complete with bespoke fitted furniture, space for two workstations and discreet cable management.











Exceptional interior finishes are evident throughout, with engineered oak herringbone flooring to the ground floor and wide-plank flooring to the upper levels. Bespoke joinery has been thoughtfully integrated across the home, designed by Yam Studios and expertly made and installed by End Grain. Underfloor heating runs throughout the ground and first floors, with individual room controls for comfort, powered by an energy-efficient air source heat pump. Designer internal doors are fitted throughout, including fire-rated doors where required, alongside European-sourced designer lighting with integrated LED features. Practical storage has been carefully considered, with generous coat cupboards, shoe drawers and intelligently designed joinery across all principal spaces.



All bathrooms have been designed by Yam Studios and finished with luxurious marble wall and floor tiling. The family and principal bathrooms benefit from walk-in showers, while all bathrooms feature heated towel rails and LED-backlit heated mirrors with demisting technology, creating elegant and functional spaces. Further flexibility is provided by the versatile garage, finished with tiled flooring and underfloor heating, making it ideal for use as a gym or studio. Externally, the property enjoys a private, south-facing garden, featuring a French limestone patio with integrated LED lighting and wrap-around steps leading down to the lawn. The home is further complemented by off-street parking for multiple vehicles.



Heathridge Green, KT11

Approximate Gross Internal Area = 292.9 sq m / 3153 sq ft
 Eaves Storage (Approx) = 23.1 sq m / 249 sq ft
 Total = 316.0 sq m / 3402 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271091)

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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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