



## PARK HILL DRIVE

Cobham, Surrey, KT11



# TWO BEDROOM LODGE COTTAGE FOR SALE IN COBHAM, KT11

Located on the exclusive and impressive Park Hill Drive Estate,  
Cobham.



Local Authority: Elmbridge Borough Council

Council Tax band: E

Tenure: Freehold



## DESCRIPTION

The Lodge is a wonderful two bedroom home with views overlooking the private grounds of Park Hill Drive. Each resident can enjoy the use of the 45-acre country estate with formal landscaped gardens, woodland, mature parkland, attractive ponds and a host of varied flora and fauna. Residents can also enjoy using a private gym and a park time Estates Manager.

The Lodge is situated at the front of the development and includes a private walled garden, detached double garage, detached office / study and parking for several cars. Internally the property includes a fully fitted kitchen with a Wolf, Sub Zero / Miele appliances, wood burning stove, two double bedrooms (one of which has been converted into a study with extensive joinery), bathroom and a stunning living dining room with bifold doors leading direct onto the rear walled garden.







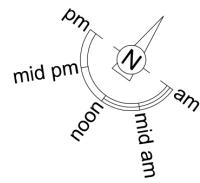
## LOCATION

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 and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt and into Downside.

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).

Communication links are superb, with Cobham and Stoke d'Abernon train station, which runs a direct service to London Waterloo. There is easy access to the A3, which links to Junction 10 of the M25 and is useful for connections to London, Gatwick, and Heathrow Airports.



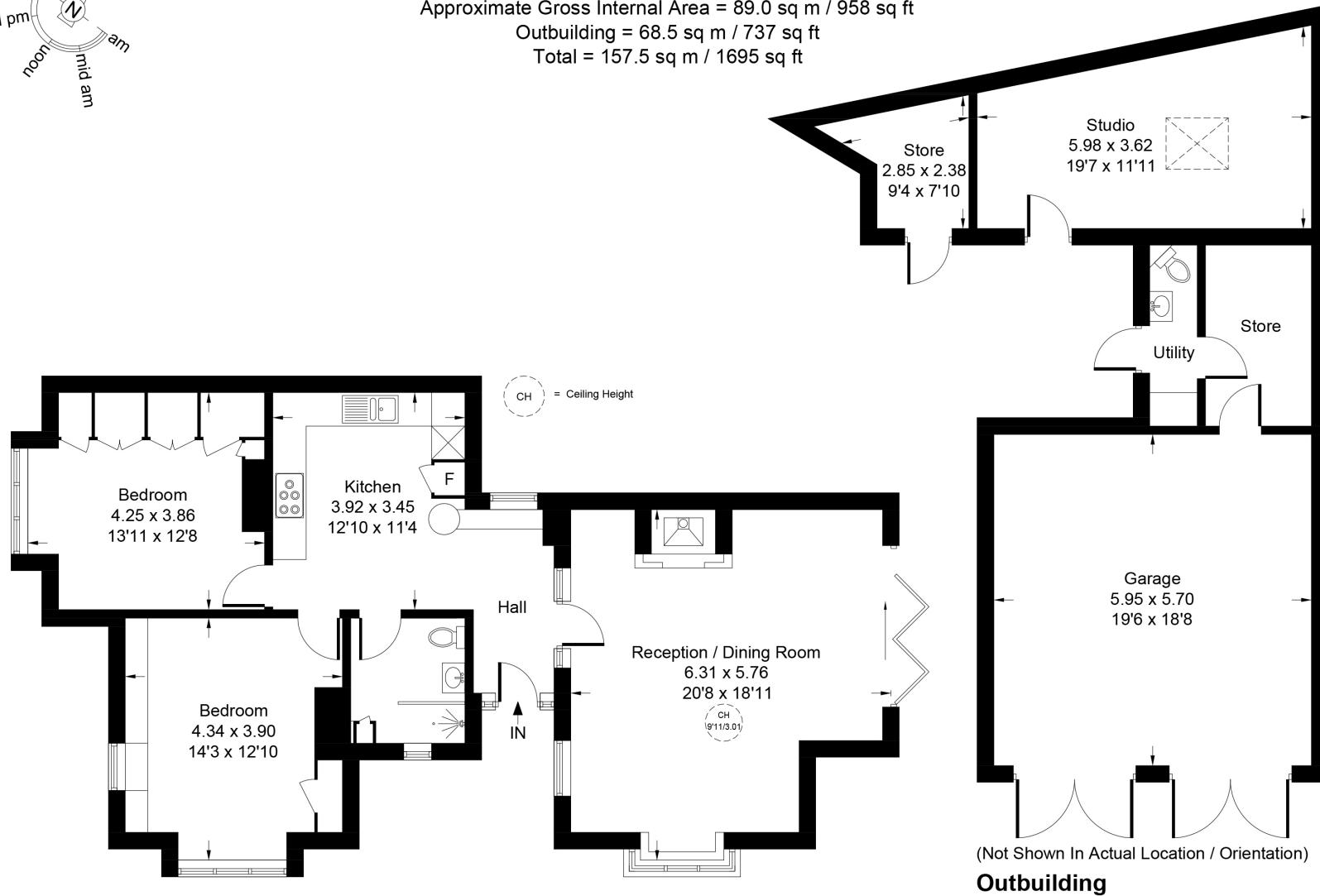


# Park Hill Drive, Cobham, KT11

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft

Outbuilding = 68.5 sq m / 737 sq ft

Total = 157.5 sq m / 1695 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating

International Property Measurement Standards (IPMS2 Residential).

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Approximate Gross Internal Area = 157.5 sq m / 1695 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)



**Charles Davenport**

01932 591602

Charles.Davenport@knightfrank.com

**Tom Knowlden**

01932 591610

Tom.Knowlden@knightfrank.com

**Knight Frank Cobham**

50 High Street, Cobham

Surrey. KT11 3EF

**knightfrank.co.uk**

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