Nineteenth century poet William Cox Bennett described the verdant rolling hills of his home county perfectly: "O, from Box Hill and Leith Hill the prospects are fair, You look o’er the sweet vales of green Surrey there!" The prospects, to this day, are fair indeed.

Nature’s bounty is all around you. From Areas of Outstanding Natural Beauty, to peaceful waterways, to ancient heathland and chocolate box villages. However, this is not merely a rural idyll frozen in time. You’ll also find vibrant market towns, cultural attractions, stunning restaurants and bustling high streets. An oasis of countryside, calm and culture only a short commute from central London. Simply put, the very best of both worlds.

For such an unspoilt part of the world, it is surprisingly well connected. Heathrow and Gatwick are a short drive away and you’ll find the commuter trains to Central London are full of people enjoying the best of city and country life.

Surrey boasts town and country, urban and rural, fashion and tradition. From hassle-free Haslemere, over the Surrey hills to the culture of Caterham in the east, Surrey has a bit of everything yet not too much of anything.
Cobham

Cobham is a much sought-after place to live, with surrounding countryside and attractive neighbouring villages with local amenities. The Mole river meanders close by and you are only 16.5 miles away from Parliament Square in the capital. Heathrow and Gatwick airports are easily accessible via the M25. There are frequent direct rail services for commuters from Cobham, Esher and Oxshott stations to London Waterloo taking an average of 30 minutes. Shopping in Cobham is exceptionally well served by many retail providers including classic and designer clothing shops, health and beauty salons and supermarkets amongst others.

Esher high street is only 6 minutes away, with its internationally renowned racecourse, polo racetrack and business centre. King’s and Epsom are also easily accessible for theatre, restaurants, entertaining and horseracing at Epsom Downs, while there are many other excellent sporting facilities including golf, horse riding, rugby, tennis and further horseracing at Ascot and Kempton Park.

Cobham and its surrounding area has an impressive number of excellent schools and colleges including The American International Community School (ACS), Claremont Fan Court, Epsom College, Felsted School, Kingswood House, Milbourne Lodge, Notre Dame, Reeds and St. George’s College.
Upper Coombe is a prestigious home, set in Icklingham Road, a quiet tree-lined location within the gated Fairmile Estate, one of Surrey’s premier private residential estates.

This beautiful home has been designed and built to the highest specifications under a slate roof with fine architectural stone detailing. It incorporates the latest automation and technology to ensure optimum comfort and style.

Inside there is a floor area of around 7000 sq ft which features an impressive entrance hall, outstanding living and bedroom accommodation, a state of the art German kitchen and a gym.

There are five luxurious bedroom suites, and on the top floor a spectacular fully-equipped media room plus a self-contained studio apartment.

Upper Coombe has an architecturally designed garden with two full-width stone terraces to the rear. There are external security cameras with infra-red monitoring and a NACOSS-approved alarm system. The double entrance driveway has an automated entry system and a large forecourt for visitor parking.
Upper Coombe has independently-zoned underfloor heating throughout. The automation system, which is also independently zoned, includes 360 degree CCTV monitoring, plus lighting and audio control to all floors. All controls can be accessed remotely.

Upper Coombe has a networked, centrally-wired fire protection system. It has multiple WiFi boosters across three floors and the rear garden. Also included are UHF/DAB/FM receivers with distribution amplifiers and satellite with quad LNB.
A spacious and imposing entrance hall leads to five ground-floor reception rooms including a gym with rustic Moleanos limestone and walnut floors throughout. All rear garden rooms have fully-glazed doors leading out onto the beautiful terrace; bifold doors connect the kitchen/breakfast room and gym.

The bespoke staircase in matching Moleanos limestone, has wrought-iron balusters and a chrome handrail landing on the first floor. A crystal chandelier cascades between the two floors.

Opening onto the garden via bifold doors, the state-of-the-art German kitchen & breakfast room has tall silver oak-finish units, white glass base units, two central island work stations, quartz surfaces and a 42” smart TV. A raised glass breakfast bar opens onto a spacious family room with Italian designer Sangiacomo wall unit and a 47” TV. Siemens 700 series appliances with character TFT display including three ovens, a coffee machine, a dishwasher, a larger fridge and a triflex induction hob which has 17 power levels and teppanyaki, griddle and roasting/steamer dish accessories.

There is also a downdraft extractor, a fully-integrated Liebherr fridge, a dual-zone wine cabinet and an ISE boiling tap. A separate utility room has full-height storage and low level units with Siemens 500 series washing machine and dryer, a quartz worktop and a secondary ground-floor dishwasher.
On the first floor there is a grand master bedroom suite with his and hers marble bathrooms and a dressing room with Italian designer Sangiacomo island units. Twin Juliet balconies overlook the rear garden. There are four further double bedrooms with ensuite bathrooms all of which have a separate bath and shower and full-height marbleled wall with mosaic detailing. Dornbracht, Luminis, Ravello and Hansgrohe bathroom fixtures and fittings add drama throughout. The landing also creates a tranquil reading area and leads to the top floor through a walnut staircase with a wrought iron balustrade.
Top Floor

- Bedroom: 4.45 x 3.20 (14'7" x 10'6")
- Media/Entertainment Room: 11.09 x 6.26 (36'4" x 20'6")
- Study: 4.24 x 2.90 (13'11" x 8'3")

Area: 131 sq.m / 1410 sq.ft
Total Area: 651 sq.m / 7007 sq.ft
The top floor features a luxurious media room which benefits from a breathtaking view over the garden. It has full AV home theatre equipment with a 7’ screen and surround sound. There is a fully equipped bar with twin wine coolers, a dishwasher, sink and fridge, quartz worktops and a bar ledge.

Adjacent to the media room is a further study/bedroom with a separate bathroom.

To the other side of the top floor there is a self-contained studio apartment complete with an ensuite bathroom, storage cupboards and a kitchen which includes a microwave oven, a hob and a washer dryer.
CRL

The property will have been independently surveyed by CRL who will issue their ten year warranty certificate upon completion.

MAINTENANCE

In addition, approximately six months after purchase, Freeland Properties will inspect the property and undertake any remedial works deemed necessary.

RESERVATION

To reserve the property a fee of £50,000 is required.

After payment, this will be deducted from the 10% of the purchase price payable upon exchange of contracts.

DISCLAIMER

All information provided in this brochure is for illustration purposes only including photographs, floor plans and specifications. We accept no liability or responsibility for their accuracy. Intending purchasers must satisfy themselves by means of surveys or otherwise as to the correctness of these particulars.

Energy Efficiency Rating

<table>
<thead>
<tr>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Very energy efficient - lower running costs</td>
</tr>
<tr>
<td>B</td>
<td>C</td>
</tr>
<tr>
<td>C</td>
<td>D</td>
</tr>
<tr>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td>E</td>
<td>F</td>
</tr>
<tr>
<td>F</td>
<td>G</td>
</tr>
</tbody>
</table>

Not energy efficient - higher running costs

33