



Leigh Place, Cobham KT11



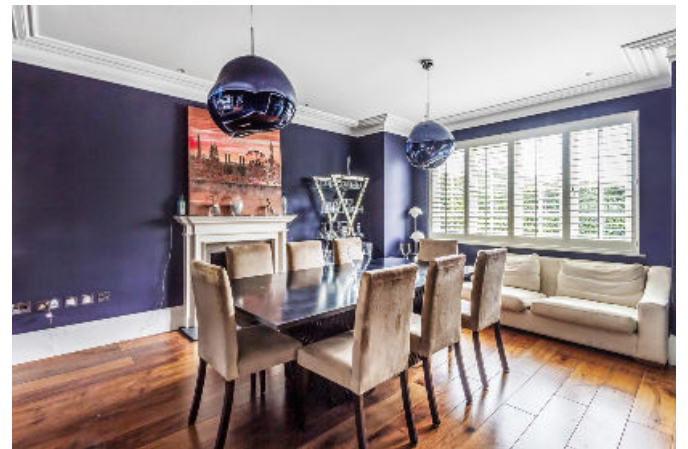
This detached family house, built by Diadem Homes in 2012, is located in the sought-after Leigh Place private estate, within a short walk of Cobham village.

Accommodation extends to around 5,248 sq/ft over three floors. The ground floor consists of an open-plan kitchen/breakfast/family room with bi-fold doors leading to the secluded garden, a sitting room, a dining room, and a utility room leading to an integral single garage.

The first floor includes the principal bedroom suite and three additional bedroom suites, whilst the top floor contains another bedroom, a family bathroom and a large media/games room.

The garden feels extremely private and includes a feature water wall, al fresco dining area and paved rear patio.





Within a short walk of Cobham high street

Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station.

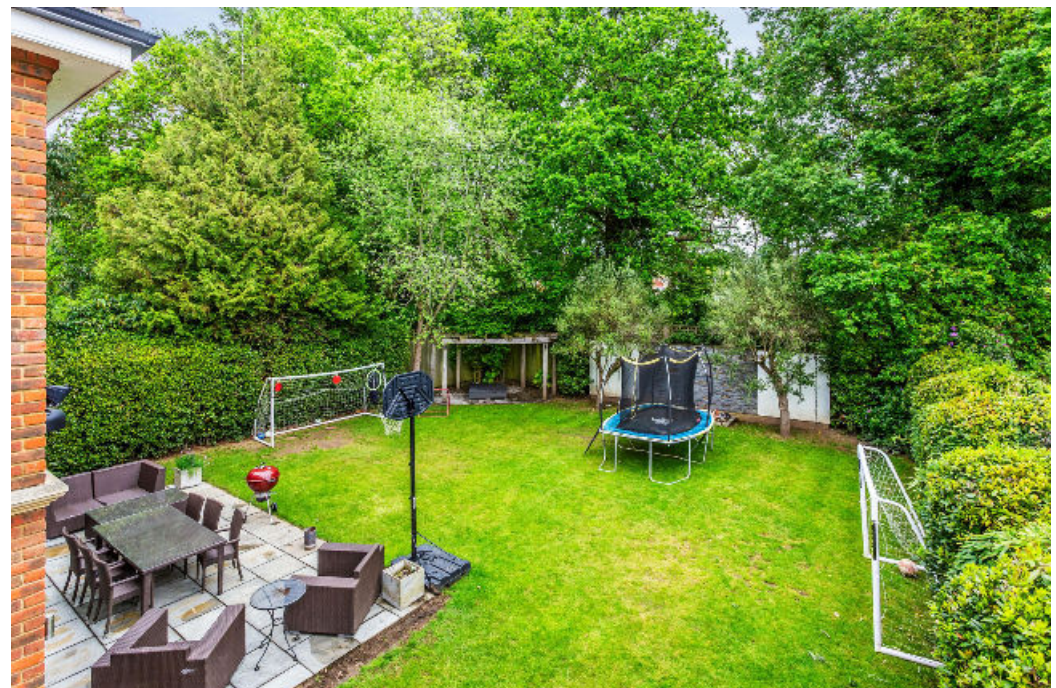
There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, along with St Andrew's, Cobham Free School, and St Matthew's (all subject to catchment areas).

There is easy access to the A3, which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: H



5



5



3



EPC

C



Approximate Gross Internal Area
Main House = 5248 sq. ft / 488.14 sq. m
Garage = 214 sq. ft / 19.86 sq. m
Total = 5462 sq. ft / 508.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Knight Frank
Cobham
 50 High Street
 Cobham
 KT11 3EF
knightfrank.co.uk

We would be delighted to tell you more

Charles Davenport
 01932 591602
charles.davenport@knightfrank.com

Tom Knowlden
 01932 591610
tom.knowlden@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 2024. Photographs and videos dated May 2024.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.