



Leigh Place, Cobham, KT11

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# Beautiful family home with southwest-facing garden.

This tastefully extended and refurbished property of c.4000 sq feet is located on a secluded private road close to Cobham village. Thought to date to the 1930s, several period design features sit seamlessly alongside its beautiful modern decor and bespoke joinery.

The ground floor comprises five reception rooms that offer flexible accommodation, currently set out as a delightful open-plan kitchen/dining/living room, a separate formal dining room, a large dual-aspect sitting room, a study, and a garden room which could equally serve as a gym room. A handy utility room and separate WC complete this floor.



**Tenure:** Freehold

**Local authority:** Elmbridge

**Council tax band:** G



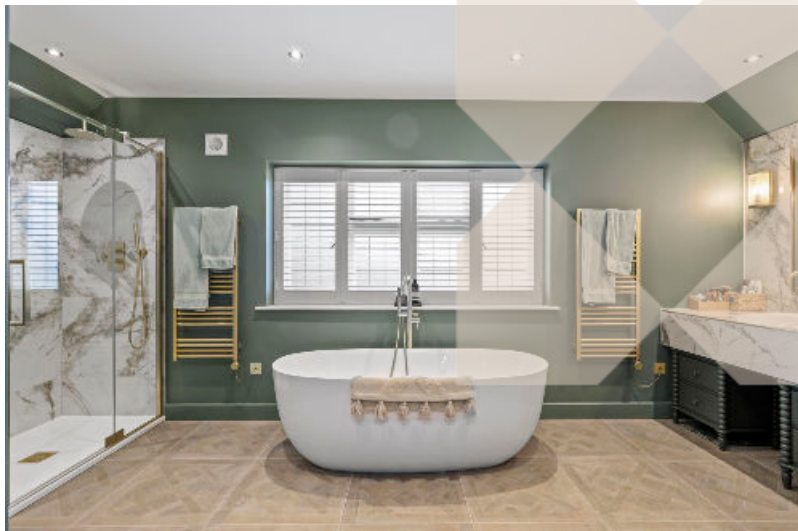
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On the first floor, five good-sized bedrooms lead from the long landing. The principal bedroom suite boasts a high vaulted ceiling as well as a beautifully arranged walk-in wardrobe and stylish ensuite bathroom. The guest bedroom also has a walk-in wardrobe and ensuite bathroom. There is a further bedroom with ensuite bathroom and two double rooms which have use of the family bathroom and a separate shower room on this floor.

The house has a third of an acre plot and is approached by a carriage driveway, which provides off-street parking for multiple cars as well as access to an integral double garage. The rear garden is southwest-facing and offers a good sense of privacy. There is a lawn with raised beds and a pretty area of patio adjoining the wisteria-adorned house, well-stocked borders with mature trees and shrubs.

Cobham High Street is approximately 700m from this property.



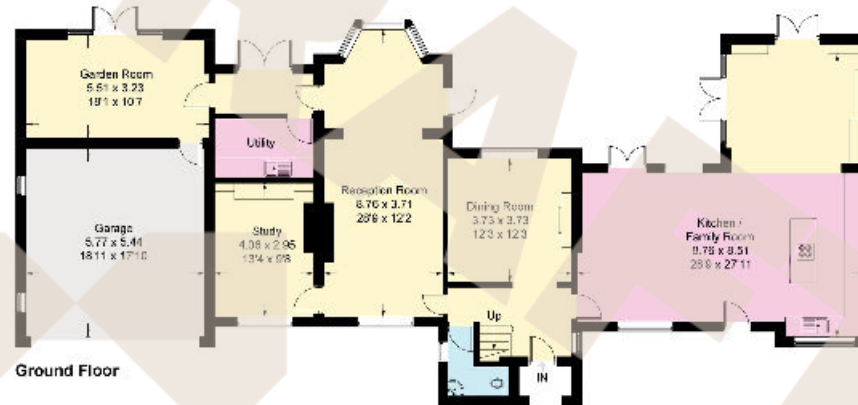
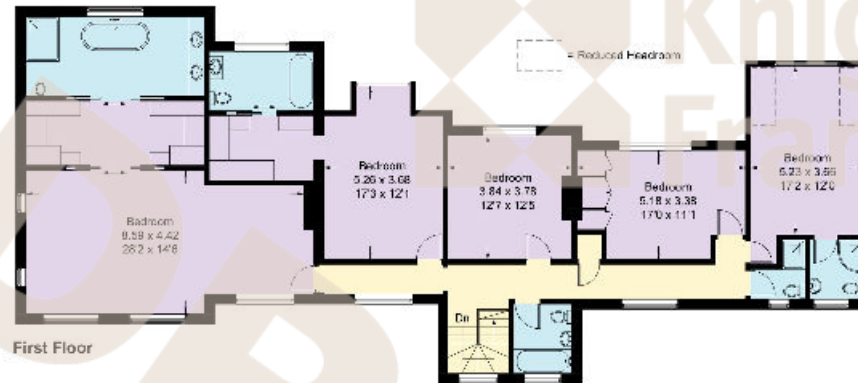




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Approximate Gross Internal Area = 371.8 sq m / 4003 sq ft



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