



Downe House, Cobham, Surrey





A new detached **6/7 bedroom home** for sale in Cobham, KT11.

Summary of accommodation

Ground Floor

Reception hall | Drawing room | Dining room | Study | Family room | Kitchen/breakfast room | Pantry | Utility room | WC
Loggia | Integral double garage

First Floor

Principal bedroom with his and her en suites, two dressing rooms and balcony | Three further bedroom suites

Second Floor

Three additional bedrooms, one bathroom

In all approximately 0.52 acres

Distances

Oxshott 1.6 miles, Cobham 2.4 miles, Esher 2.8 miles, Guildford 14.5 miles, Central London 20 miles
(All distances and times are approximate)



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The property

Located in the popular and exclusive Fairmile Estate, Cobham, Downe House is a brand new home arranged over three floors and set in around half an acre.

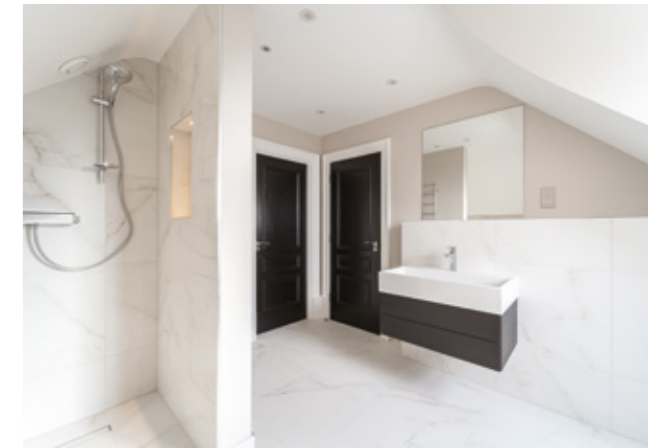
This luxurious property was built by Park Lane Developments and upon entry features a spectacular grand triple-height hallway. The ground floor comprises three reception rooms in addition to the bespoke kitchen/breakfast/family room with feature full height bay window, large central island/breakfast bar, feature fireplace and separate TV/family room. Double doors lead to the loggia and garden.

The main reception room is open plan to the dining room also features a full height bay window, fireplace and double doors to the garden. The remainder of the ground floor comprises a study, utility room, pantry, coats room and guest WC.





The first floor provides the principal bedroom with two luxurious en suite bathrooms and two dressing rooms. It also features a glass fronted gas fire and balcony with views over the garden. This floor also includes three additional bedrooms which are all en suite. The second floor comprises two further bedrooms, a gym/additional bedroom and bathroom.



Gardens and grounds

Outside, the rear garden is southwest-facing and wraps around the house. The garden which includes a patio is mainly laid to lawn and surrounded by trees and hedging which provide privacy and screening.

Access via electric gates to the front driveway which has parking for numerous cars and access to the integral double garage.

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, cafe's 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 runs a direct service to London Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, useful for connections to London and Gatwick, and Heathrow Airports.

Property information

Tenure: Freehold

Local Authority: Elmbridge Borough Council

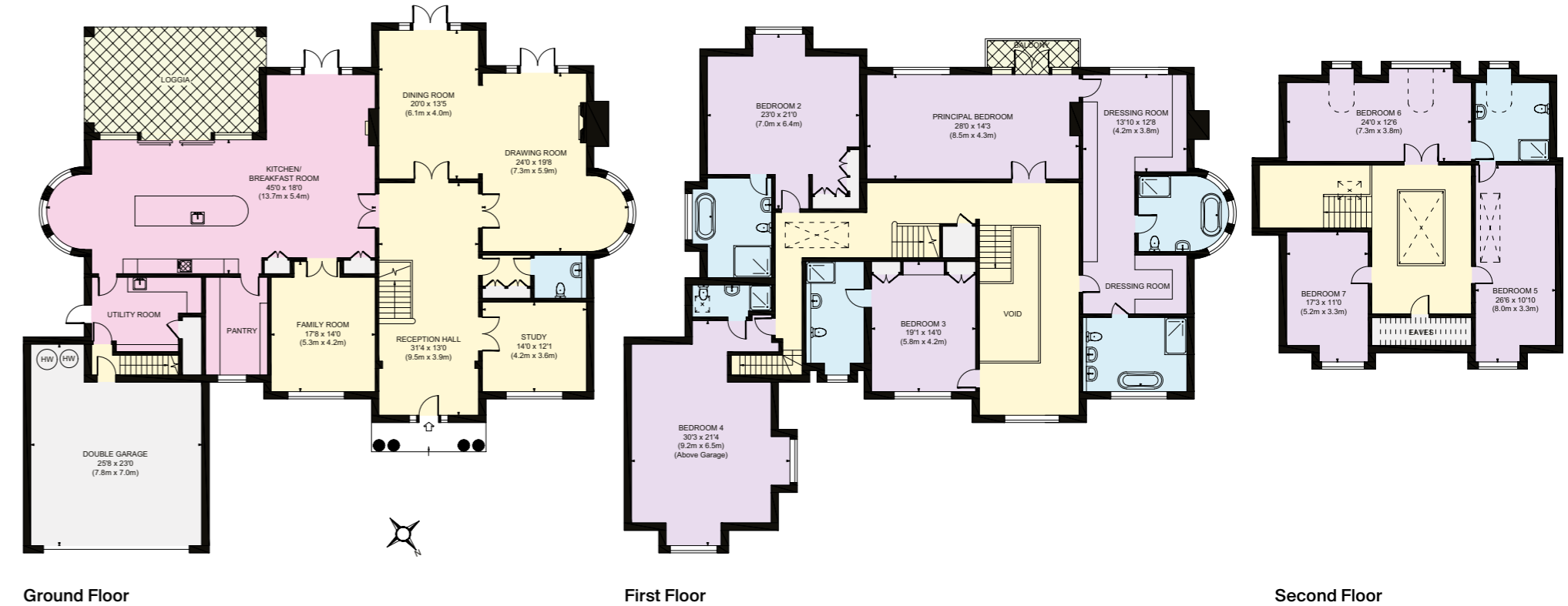
Council Tax: Band H

EPC Rating: B



Approximate Gross Internal Floor Area 8047 Sq.Ft / 747.5 Sq.M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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.

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Particulars dated March 2024, Photographs and videos dated March 2024.

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