



Pains Hill, Portsmouth Road, Cobham, Surrey, KT11






# An impressive character home with a gated entrance onto Painshill Park.

Pains Hill House is a stunning Grade II Listed Georgian country house built circa 1778, and more recently converted into six private residences. No. 4 offers 4,704 sq ft of accommodation with grand Georgian architecture over four floors. The rear garden includes a private patio and decked area. The garden backs on to the renowned 18th century landscaped gardens at Painshill Park.

On entering the property you are welcomed into a porch, leading through to a set of double doors with lovely stained glass windows opening in to the entrance hall with feature tiled floor. To the ground floor there is a stylish kitchen, reception room, formal dining room with doors to outside, a double aspect drawing room with fireplace, decorative wall mouldings, high ceilings and huge windows allowing enhanced views over the beautiful rear garden.

The lower ground floor provides a wonderful double aspect games/media room, useful workshop with access to the front, and a utility room which also has access to outside.

The first floor, which comprises a mezzanine, provides the principal bedroom and en suite bathroom. There is a further bedroom with walk in wardrobe, a study and three bathrooms. On the second floor are three more bedrooms.

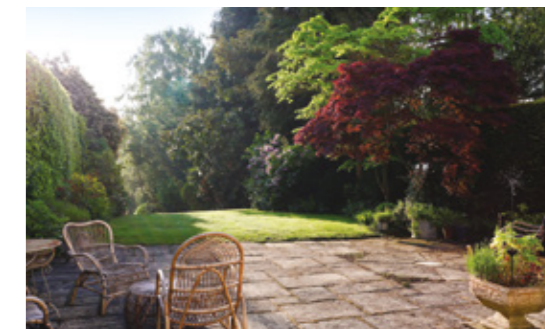
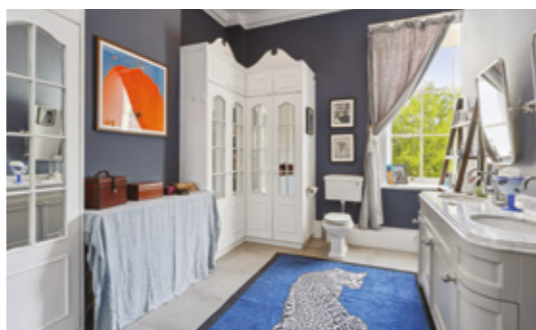
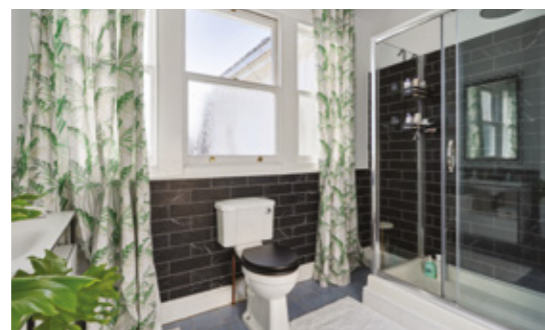
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**Tenure**  
Freehold
 **Local Authority**  
Elmbridge Borough Council
 **Council Tax**  
Band G





Accessed via electric gates between two original gate lodges, this magnificent home is approached via an impressive tree-lined driveway which leads to a large turning circle for the six private residences. There is also a garage. The property backs directly on to Painshill Park, one of England's most elegant, 18th century landscaped gardens.



## 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, cafés 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, which is useful for connections to London and Gatwick, and Heathrow Airports.



**Approximate Gross Internal Floor Area**


**412.9 sq m / 4444 sq ft**







**Reduced Headroom = 9.4 sq ft / 101 sq m**

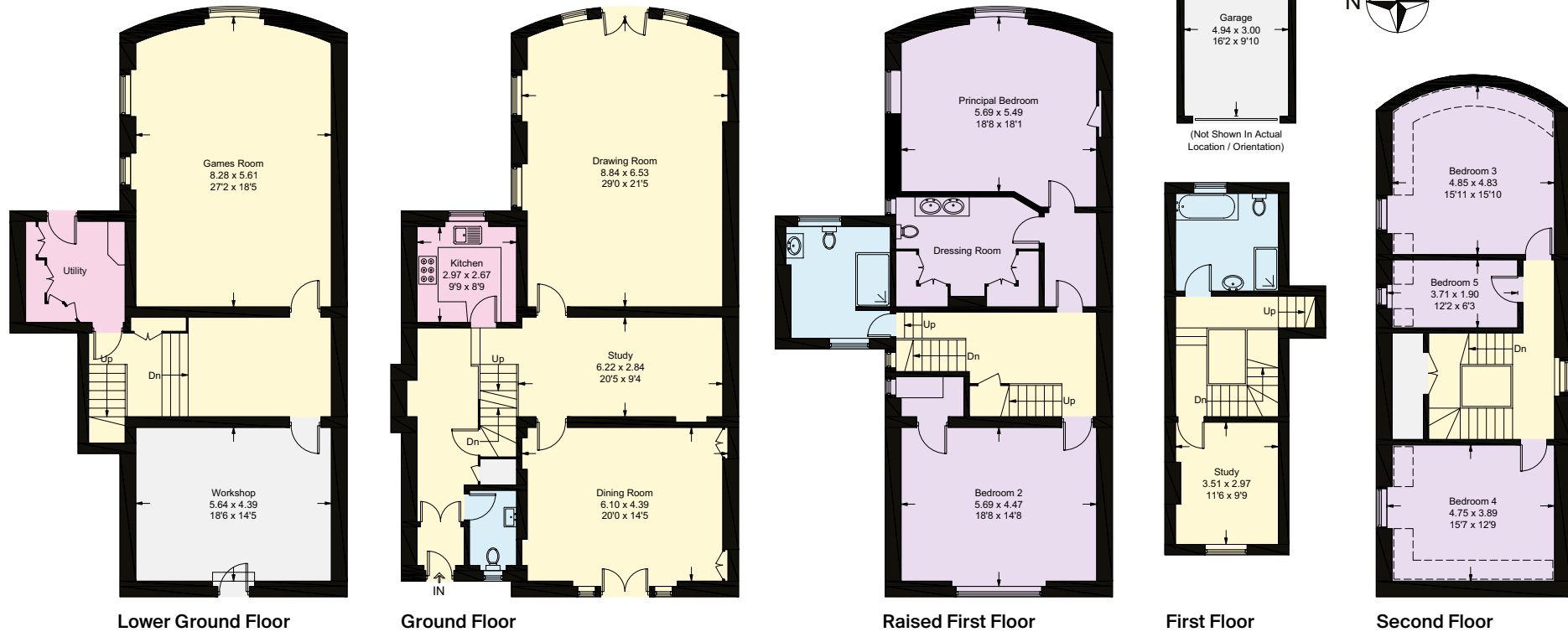
**Garage = 14.8 sq m / 159 sq ft**

**Total = 437.1 sq m / 4704 sq ft**

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.

 = Reduced headroom below 1.5m / 5'0"

-  Reception
-  Bedroom
-  Bathroom
-  Kitchen/Utility
-  Storage
-  Outside



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**I would be delighted to tell you more**

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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 September 2024. Photographs and videos dated September 2024.

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