



Icklingham Road, Cobham, KT11



Built by the award winning Hyatt Group and winner of a Best Luxury Home Award, this **seven bedroom mansion** is located on one of the premier and most popular private roads in Cobham, which forms part of the Fairmile Estate.

This superb luxury property features a magnificent triple-height galleried reception hall with a sweeping helical staircase with a sky lantern above.

Ground floor accommodation comprises four reception rooms including a cinema/media room, dining room, drawing room, family room and a large open plan kitchen with bi-fold doors leading through to the swimming pool and gym. There is also a double garage, utility room and cloakroom. There is a separate staircase to the first floor which leads to the games room and mezzanine/study.

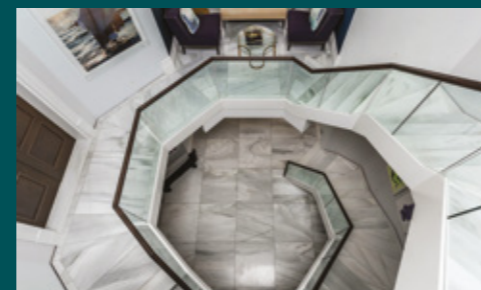
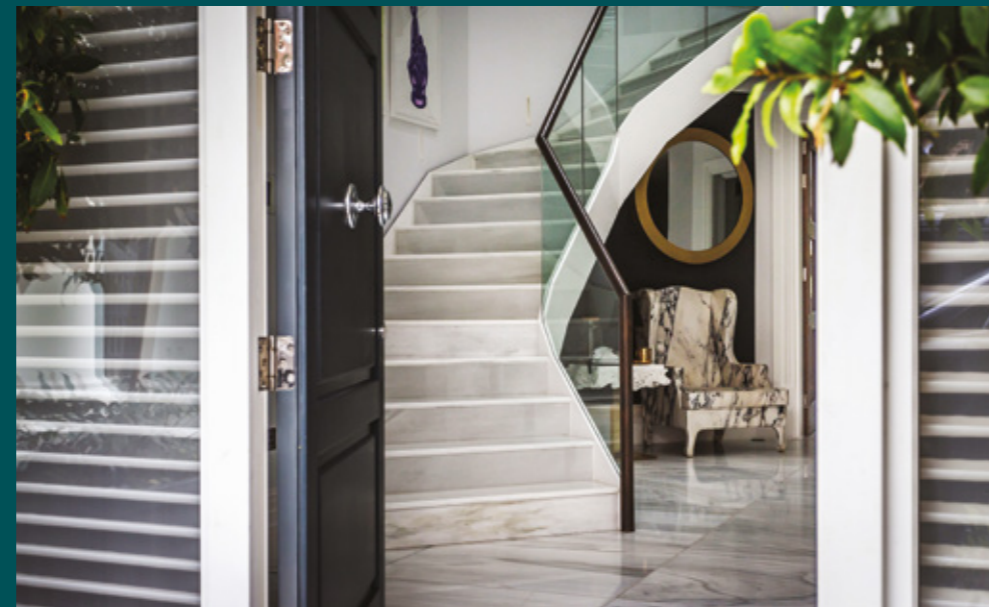


Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band H

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, café's and pubs. The River Mole runs along the edge of the village and offers a walk along the Tilt.





There are four bedroom suites on the first floor all with beautifully appointed bathrooms. This includes an expansive principal bedroom suite that features his & her walk-in dressing areas and bathroom. There is access to the balcony from the bedroom and bathroom. Also, on the first floor above the garage is a self contained annexe/games room.

The second floor comprises two further bedroom suites.

Location

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.

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.

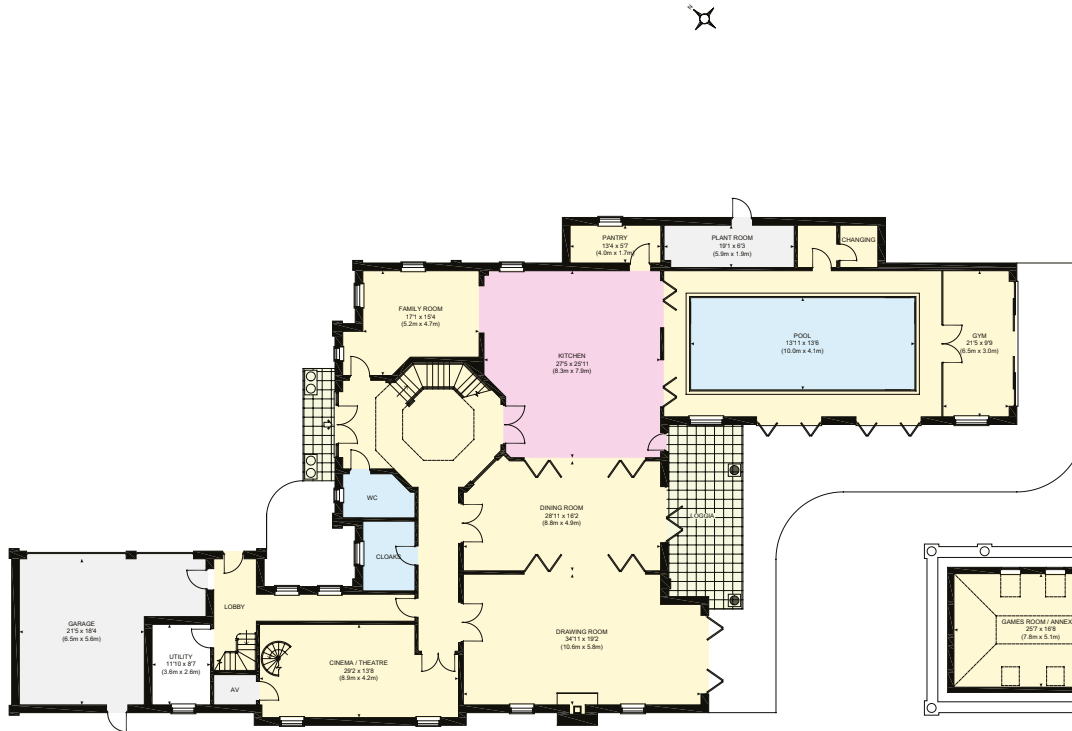




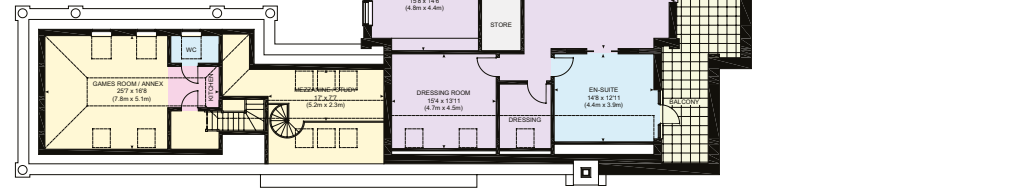
Approximate Gross Internal Floor Area

9786 sq ft / 909.1 sq m

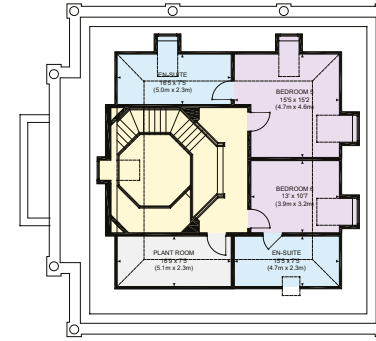
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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

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

We would be delighted to tell you more

Charles Davenport
01932 591602
charles.davenport@knightfrank.com

Tom Hunt
020 8106 1409
tom.hunt@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.

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Particulars dated September 2024. Photographs and videos dated January 2022 and August 2024.

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