



Brackenhill, Cobham,
Surrey **KT11**



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The kitchen area with modern appliances, including a wine cooler and Smeg range cooker, leads from the large tiled entrance hall. There are two further large reception areas with bi-folding doors to the rear garden, featuring a wood burner and wooden stairs leading to a spacious large galleried landing ideal for use as a study or family/games room. In addition to the ground floor is a guest cloakroom.



Guide price: £7,500 per calendar month

Furniture: Available unfurnished

Tenancy available from: 21st July 2023

Minimum length of tenancy: 12 months

Deposit: £10,384.61

Local authority: Elmbridge Borough Council

Council tax band: G





Further floors

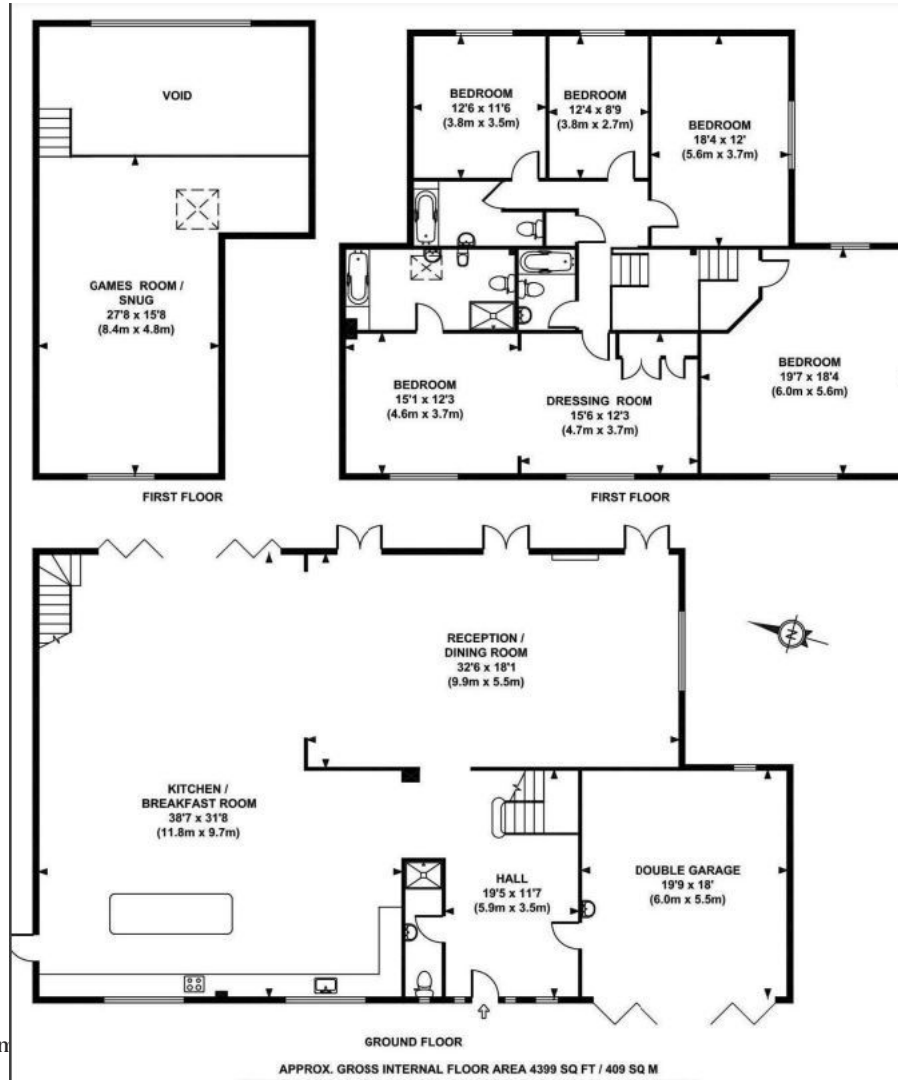
On the first floor, the large principal bedroom has an en suite bathroom with a separate shower, bath, and extensive built-in wardrobes. There are four further double bedrooms and two family bathrooms. The electrically operated double garage, with access from the entrance hall, contains the washing machine, dryer and an additional fridge freezer. To the rear of the property, the garden is mainly laid to lawn with a terraced area and to the front of the property; the driveway provides parking for several cars.





The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs and convenience stores, making it a popular choice for families relocating to the area from the UK and overseas alike. It boasts close proximity to Stoke d'Abernon train station with services to London Waterloo in 40 minutes and Guildford in 20 minutes not to mention excellent access to the A3 and M25 motorways providing links to central London and Heathrow and Gatwick airports. Situated close to Cobham are some of the finest State and Private Schools in the Home Counties including the ACS Cobham International School, Parkside, Notre Dame, Feltonfleet and Danes Hill - both of which are co-educational. There are several recreational facilities in the area, including the prestigious St George's Hill and Burhill Golf Club, David Lloyd Fitness Centre in Weybridge and Tennis Clubs in Cobham, Oxshott and Esher.

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.



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