

Burleigh Park, Cobham, Surrey <mark>KT11</mark>



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You enter the house and are greeted by a large hallway with wood flooring. Off the hallway, you have access to a doubleaspect reception room with a lovely eat-in kitchen, with doors to the patio and garden, WC, family room/ media room and a downstairs guest bedroom with en suite bathroom.

Upstairs, you have a principle bedroom with a dressing area and en suite, two double bedrooms, a study/ office and a family bathroom. The house benefits from a double garage, a driveway with ample parking and a lovely landscaped enclosed rear garden with patio area.



Guide price: £8,500 per calendar month Furniture: Available furnished Tenancy available from: 4th January 2024 Minimum length of tenancy: 6 months Local authority: Elmbridge Borough Council Council tax band: G





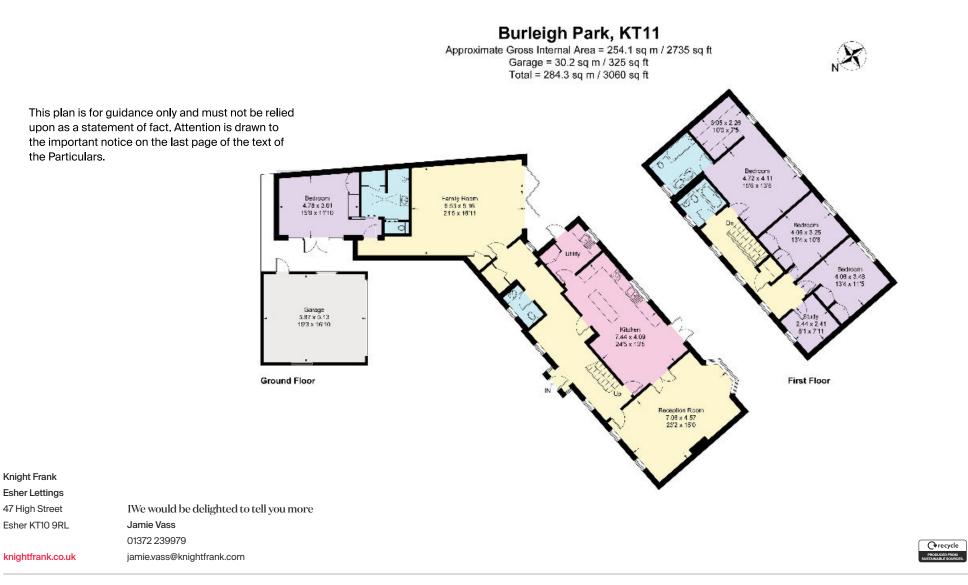




Location

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 features close proximity to Stoke d'Abernon train station and Oxshott 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, the closest in proximity being Reeds School. Other schools in the area include the ACS Cobham International School, Cobham Free School, Parkside, Notre Dame, Feltonfleet and Danes Hill - both co-educational. There are a number of 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.





All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if not an AST), and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST) and two weeks' rent (if not an AST), and the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.cou/k/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information by the landlord, we will use all reasonable which is equal to the property (and not fixed to the property, and or on fixed on the property, and one is provided nor is value. Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. Any reference to alterations to, or use of, any part of the property dees not meen that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been property dees not then consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been property deas not

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