



Fairmile Avenue, Cobham **KT11**

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## Fairmile Avenue, Cobham **KT11**

Available to let this family home is conveniently situated on a private road, close to the ACS International School in Cobham. Leading from the entrance are the principal reception rooms, including the sitting room and drawing room with a feature fireplace, dining room leading to the conservatory, and a modern kitchen/breakfast room. In addition, the utility room leads to the double garage and a guest cloakroom off the entrance hall.

To the first floor is the principal bedroom with en suite bathroom, a guest bedroom with en suite bathroom, three further bedrooms, and a family bathroom. To the outside of the property, the large rear garden is a particular feature of the property and is mainly laid to lawn. To the front, the property is approached via electric gates leading to the double garage and driveway with parking for several cars.



**Asking price:** £8,500 per calendar month

**Tenancy available from:** 8th February 2023

**Deposit:** £11,769.23

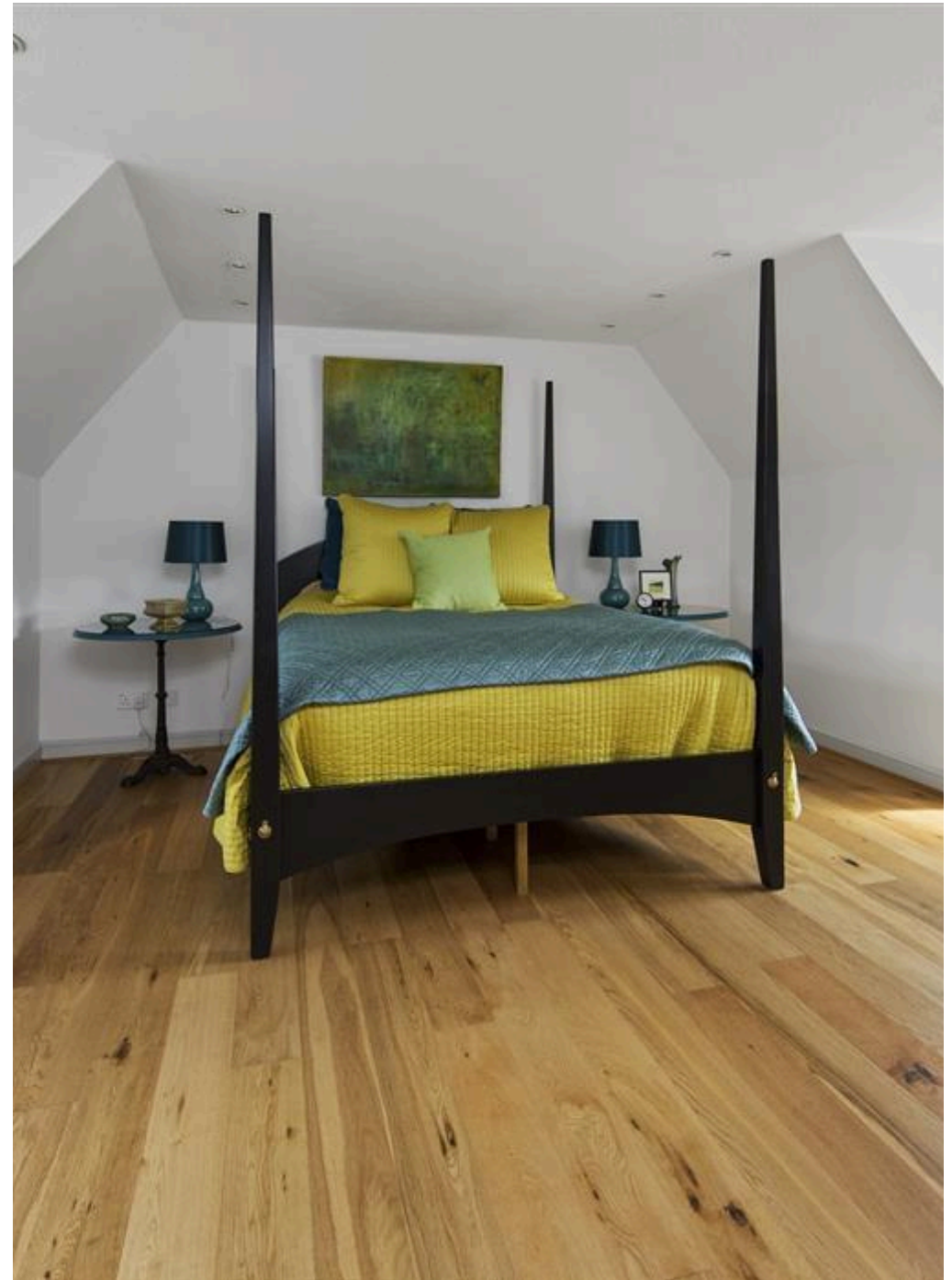
**Local authority:** G

**Council tax band:** Elmbridge Borough Council

Five bedroom family home to let, located on one of Cobham's premier roads. The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs, and stores making it a popular choice for families relocating to the area from the UK and overseas.









**Knight Frank**  
**Esher Lettings**  
47 High Street  
Esher KT10 9RL

**Jamie Vass**  
01372 239979  
jamie.vass@knightfrank.com

**Angharad Lonnon**  
01372 230468  
angharad.lonnon@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

## Your partners in property



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 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/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or 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.co.uk/tenantfees](https://www.knightfrank.co.uk/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 provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important 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, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations 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. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean 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 properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated 2023. Photographs and videos dated 2018.

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