



Sandringham Park, Cobham, **KT11**

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# Sandringham Park, Cobham KT11

Available to let is this well presented detached family home located in a small gated development. Leading from the entrance hall are the principal reception rooms including the dining room with doors opening to the sitting room, study, cloakroom, kitchen/breakfast room, family room and utility room. To the first floor is the master bedroom with en suite bathroom, guest bedroom with en suite bathroom, 2 further bedrooms and a family bathroom. There is also a self contained annexe above the garage including bedroom, bathroom, kitchenette and own private entrance.



**Furniture:** Available unfurnished

**Minimum length of tenancy:** 12 Months

**Local authority:** Elmbridge Borough Council

**Council tax band:** H



To the front of the property is a double garage with automated doors, off street parking for a number of cars and to the rear a landscaped garden. The property is located within walking distance of Reeds School and nearby schools of note include the ACS International School, Danes Hill and Parkside. Oxshott railway station provides a link into London Waterloo and the A3 is only a short distance away providing access to the M25.



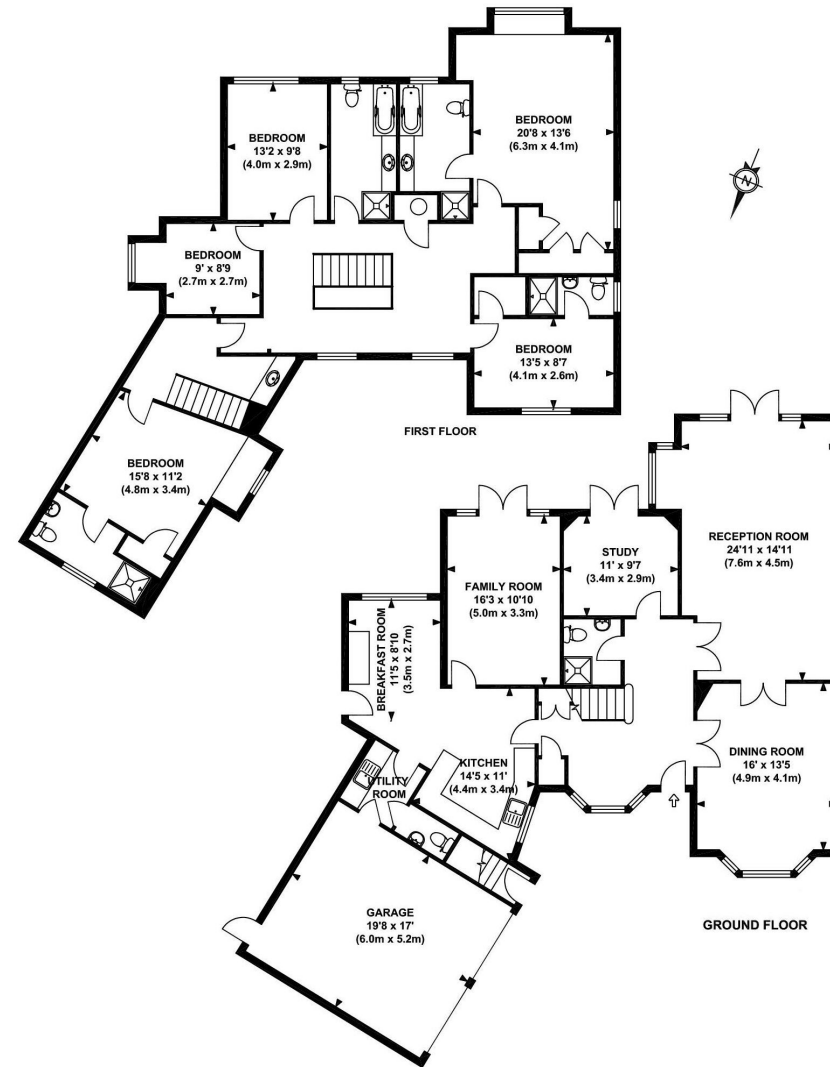






**APPROX. GROSS INTERNAL FLOOR AREA 3403 SQ FT / 316 SQ M**

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.



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

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

We would be delighted to tell you more

**Jamie Vass**  
01372 239 979  
[jamie.vass@knightfrank.com](mailto:jamie.vass@knightfrank.com)

**Beth Tighe**  
01372 239 974  
[beth.tighe@knightfrank.com](mailto:beth.tighe@knightfrank.com)



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 July 2024. Photographs and videos dated July 2024.

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