



Pains Hill, Portsmouth Road, Cobham



A Grade II * listed country home.

Dating back to the late 18th century and backing directly on to Painshill Park. The house was more recently divided into six private residences, and this stunning home offers incredible character features and wonderful views.

Accessed via electric gates between two original gate lodges, this impressive home is approached via a tree-lined driveway which leads to a large turning circle for the six private residences. The accommodation, which amounts to almost 5,000 sq ft, is arranged like a London townhouse over four floors.

Steps lead up to the front door and into the entrance hall. There is a beautiful dining room and large drawing room on this floor, which need to be seen to appreciate their beauty fully. There is a large hall between these rooms, which was previously used as a dining area but works incredibly well as a study.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: G





The kitchen isn't huge but works very well with a range of eye level and base units. There is also a downstairs cloakroom on this floor and stairs leading to the lower ground floor and the floors above.

Stairs lead to a half landing which has a shower room and a very useful study with views across the front and the fields beyond.

The principal bedroom is on the first floor and has a walk-in dressing room with wash basins and a lavatory. This could be converted to a full en suite bathroom with the addition of a bath, shower or both. The bedroom has a wonderful curved wall with enormous sash windows overlooking the rear and side. There is a second double bedroom to the front, again with a huge sash window and incredible views of the front. A shower room services these two bedrooms on this floor. Stairs turn again to the second floor, where there are three further bedrooms, one of which could perhaps be turned into a bathroom.

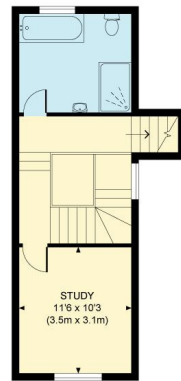


From the hall on the ground floor, stairs lead down to the lower ground floor, which has a separate utility room with a door leading out to the garden and two very large rooms currently used as a workshop and games room. As you might expect, this amazing home has a wealth of character features, notably the gilded ceiling in the drawing room and stunning casement doors, windows and shutters.

The rear gardens, which measure approximately 1/3 acre, are predominantly laid to lawn with mature hedging running down both sides. The lawn widens at halfway down, and they run down to the beautiful Painshill Park landscaped gardens which boast a lake, a Gothic temple, a Chinese bridge, a ruined abbey, a Turkish tent and a remarkable grotto. The residences each own a section of the turning circle to the front, which provides parking, but there is also a single garage within a block of the grounds.







FIRST FLOOR

N
Approximate Gross Internal Area
4833 sq ft / 449.0 sq m



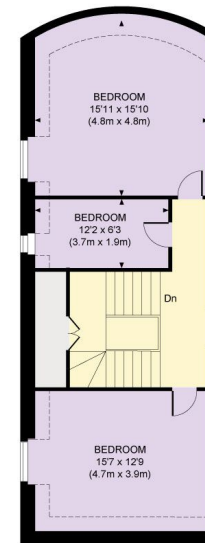
LOWER GROUND FLOOR



GROUND FLOOR



RAISED FIRST FLOOR



SECOND FLOOR

Knight Frank
Cobham
50 High Street
Cobham
KT11 3EF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
James Harvey
01932 591 604
james.harvey@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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