



Gardeners Cottage, Anyards Road, Cobham, Surrey, KT11 2LG

Asking Price £750,000

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Upon entering you are greeted with a bright and spacious living room with attractive fireplace, door through to the fantastic extended kitchen/family room with island, contemporary glass roof and bi-fold doors leading to the garden creating a true 'heart' of the home.

The first floor offers a large master bedroom with built in wardrobe, further bedroom and shower room whilst the second floor comprises double bedroom with Juliet balcony and en-suite bathroom.

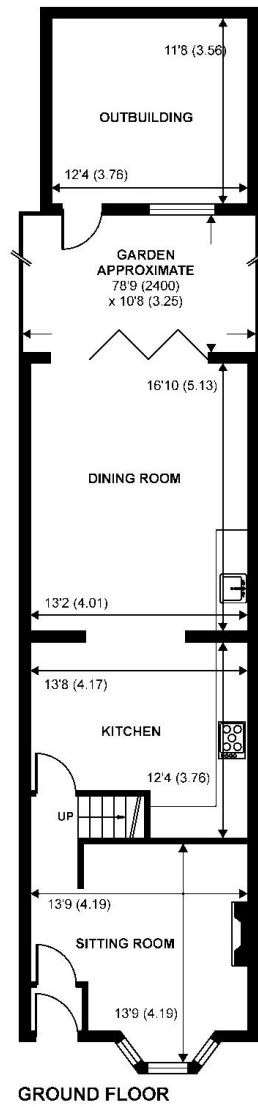
To the rear a 70' garden with patio, large lawn area and 12' x12' garden shed with both power and light and pedestrian access.

Freehold
Council Tax Band D

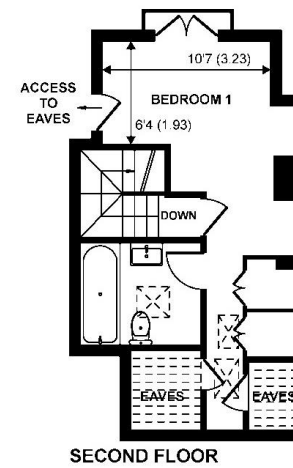
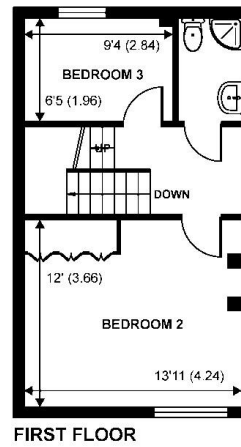
- Victorian Cottage
- Excellent Condition Throughout
- Fantastic Kitchen/Family Room
- Three Bedrooms
- Two Bathrooms
- Private Garden with Pedestrian Access
- Juliet Balcony
- 70' Garden
- Village Location



Floorplan



Approximate Area = 1175 sq ft / 109 sq m
Outbuilding = 144 sq ft / 14 sq m
Total = 1360 sq ft / 123 sq m



Location

Cobham village is located in north Surrey approx. 17 miles to the south-west of London and 10 miles from Guildford. Cobham's High Street has a superb mix of independent shops, cafes and restaurants including a Waitrose, Ivy cafe and Coppa club. The mainline station, situated in Stoke d'Abernon, and the A3 located nearby provide excellent transport links. The area is well known for its many walks and cycle trails and the Trust owned Painshill Park, Claremont Gardens and Box Hill are all nearby. The area has some excellent local schools including Cobham Free School which is round the corner.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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