



St. Andrews Gardens, Cobham, Surrey

Guide Price £1,500,000

St. Andrews Gardens, Cobham, Surrey

Located in tucked away quiet position, this stunning detached family home has a warm feeling with scope and permission to add further value and modern conveniences.

Boasting five bedrooms, this spacious property is perfect for families looking for ample living space. The well-maintained garden provides a peaceful retreat, while the double garage offers convenient storage space for vehicles or outdoor equipment.

The interior of the house is filled with natural light, creating a warm and welcoming atmosphere throughout. The generously sized bedrooms offer plenty of room for relaxation, while the kitchen is equipped with all the necessary appliances for cooking up delicious meals.

With its prime location, this property provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a convenient and comfortable lifestyle.

Freehold
Council tax band G

- Planning permission to extend
- Application Number: 2023/2166
- Proposal: Single-storey rear extension and alterations to fenestration.
- Detached family home in a tucked away position
- Double garage and driveway parking
- Close to popular Cobham ACS and Cobham Free schools
- 1 mile to Cobham High Street
- Immaculately presented throughout



Floorplan

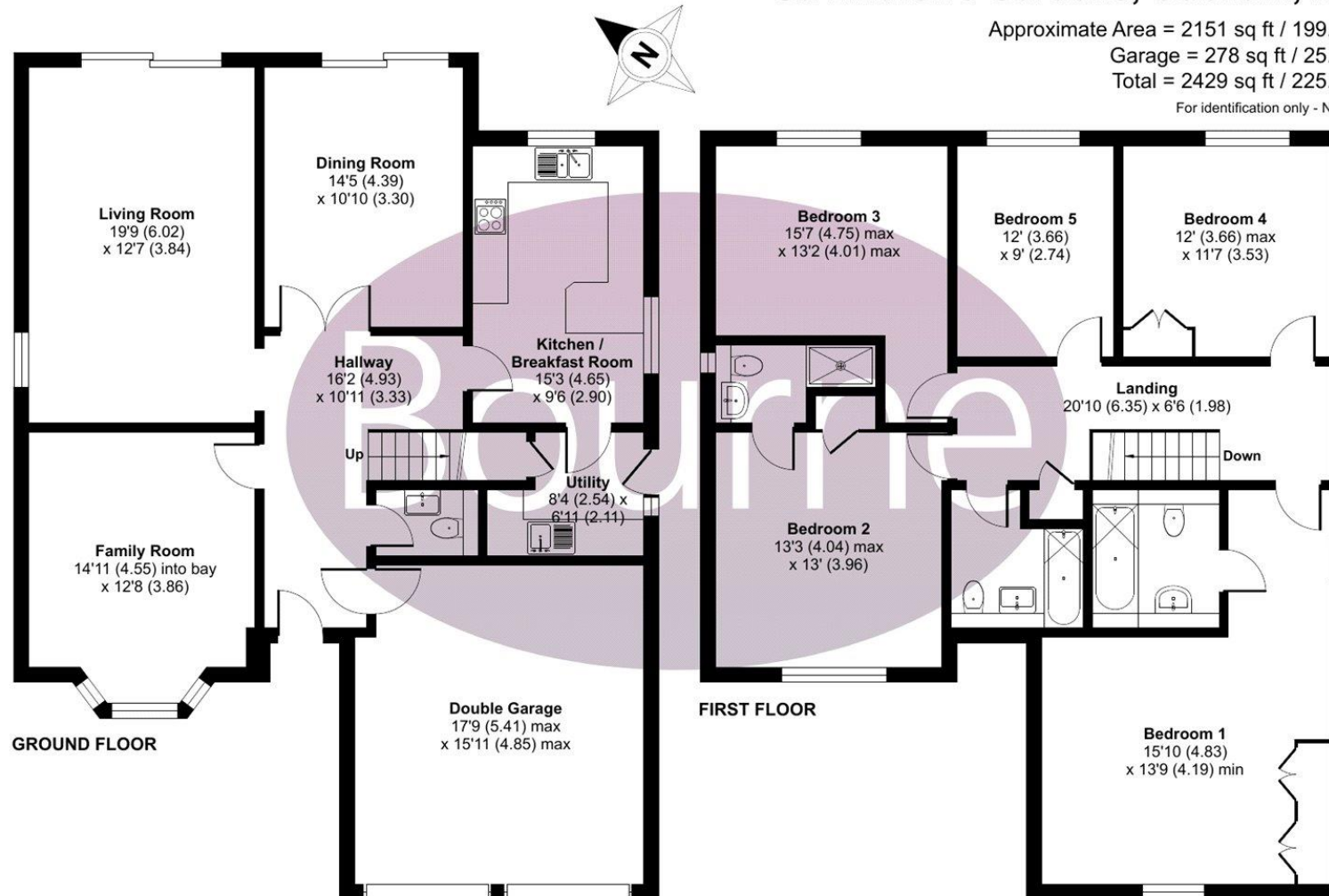
St. Andrews Gardens, Cobham, KT11

Approximate Area = 2151 sq ft / 199.8 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 2429 sq ft / 225.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024. Produced for Bourne Estate Agents. REF: 1105304

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 lovely mix of shops and restaurants including the Ivy Cafe, Coppa Club and Waitrose. 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 the stunning Painshill Park is within half a mile, also nearby is the National Trust owned Claremont Gardens. There are many well regarded local schools close by including Cobham Free School for children from 4 up to 6th form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(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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