



ELEGANT HOME SET IN ONE OF COBHAM'S FINEST GATED PRIVATE ROADS

CRANBOURNE, 3 FAIRMILE AVENUE, COBHAM, SURREY, KT11 2JA

Freehold

savills

SOUTHERLY FACING MATURE GARDEN

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Kitchen/dining room ♦ 3 large reception rooms ♦ 7 bedrooms
♦ 2 bathrooms ♦ guest cloakroom ♦ gardener's WC ♦ cellar
♦ double garage ♦ grounds of approximately 0.6 acres ♦ EPC
rating = E

Situation

Situated in Fairmile Avenue, one of Cobham's most exclusive private gated roads.

Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo in about 38 minutes and to Guildford in about 23 minutes. There is easy access to the A3 which links to Junction 10 of the M25, which is useful for connections to London Gatwick and Heathrow Airports

Cobham High Street offers a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie.

There is an excellent range of private schooling in the area including Reed's, ACS Cobham International, Parkside, Feltonfleet and Danes Hill in Oxshott.

Description

Cranbourne is a detached 7 bedroom family home offering a wealth of character and charm and offers the perfect opportunity for a young family to add a new lease of life.

The spacious hallway affords access to all the principal reception rooms. The kitchen/breakfast room is well appointed and has double doors leading out to the garden. There is a useful utility room next to the kitchen with access to outside.

The double aspect drawing room enjoys plenty of natural light through the beautiful bay window overlooking the garden. It has a parquet floor and a feature fireplace. Double doors lead out to the garden. The sitting room is also double aspect with a fireplace and there is access to outside through double doors. To the remainder of the downstairs is the study with and the guest cloakroom.



To the lower ground floor is the cellar.

Upstairs, the first floor provides the master bedroom with en suite and fitted cupboards. There are three further bedrooms and a family bathroom.

The second floor comprises 3 further bedrooms.

Outside, the southerly facing garden is approximately 0.613 acres. It wraps around the house and is mainly laid to lawn with mature shrubs and trees. To the front, there is ample parking and access to the double garage and store rooms.

Viewing:

Strictly by appointment with Savills





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		