



SPACIOUS BUNGALOW SITUATED IN PEACEFUL CUL DE SAC LOCATION

6 SUMMERHAYS, COBHAM, SURREY, KT11 2HQ

Freehold

savills

3 BEDROOM DETACHED BUNGALOW WITH SOUTH WEST FACING GARDEN

6 SUMMERHAYS, COBHAM, SURREY,
KT11 2HQ

Freehold

3 reception rooms ♦ kitchen/breakfast room ♦ 3 bedrooms ♦
2 bathrooms ♦ guest cloakroom ♦ utility room ♦ double
garage ♦ private south west facing garden

Situation

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

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 Airport.

Oxshott Heath is close by and popular with families for recreation and dog walking.

Description

Summerhays enjoys a quiet cul de sac setting in the desirable Fairmile area. It has an appealing layout with south west facing garden, offering exciting potential for some updating.

The drawing room is double aspect, has a working feature fireplace and large sliding doors to the garden. The kitchen/breakfast room includes granite worktops, Neff double oven and hob and Siemens dishwasher, with a large window overlooking the garden. There is a useful utility room with door to the outside. The dining room has lovely views of the garden, ideally positioned next to the kitchen. The master bedroom is a good sized double with fitted wardrobes and large en-suite bathroom. There are two further double bedrooms, with built in storage, one which is currently being used as an office. A family bathroom and guest cloakroom complete the accommodation.

The secluded south facing garden is mainly laid to lawn with mature shrubs and trees and includes a charming garden studio. The driveway provides ample parking and access to the detached double garage.

Viewing:

Strictly by appointment with Savills





6 Summerhays, Cobham

Gross internal area (approx.)

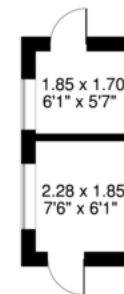
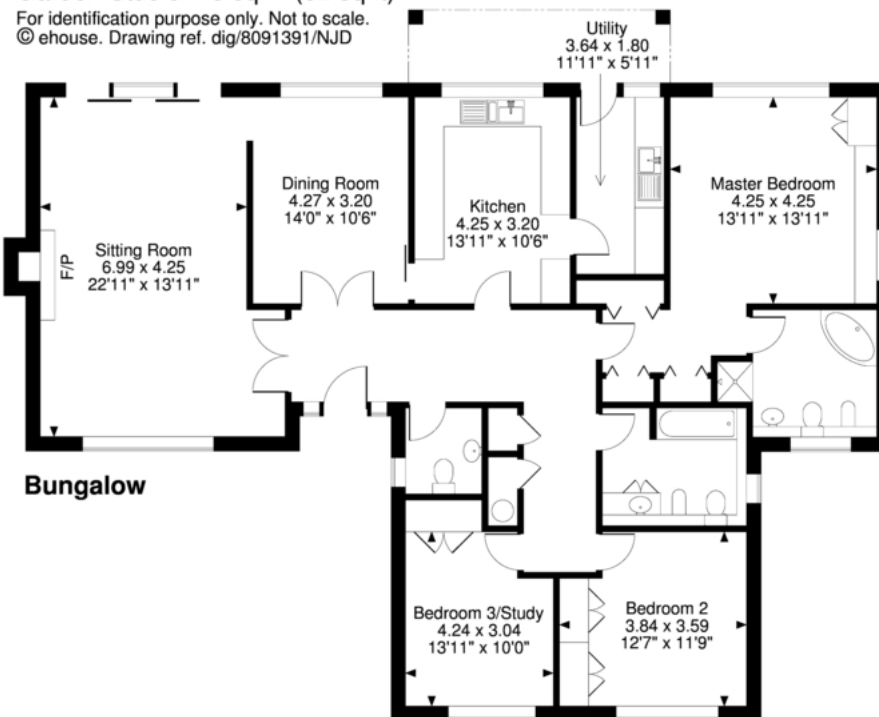
Total = 200 sq m (2147 sq ft)

Bungalow = 158 sq m (1696 sq ft)

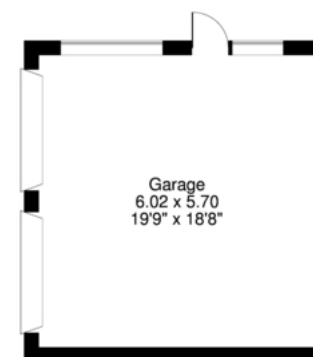
Garage = 34 sq m (369 sq ft)

Garden Studio = 8 sq m (82 sq ft)

For identification purpose only. Not to scale.
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Garden Studio



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	