



## 2/3 bedroom character home with generous garden

**Beech Cottage, Ockham Lane, Cobham, Surrey, KT11 1LS**

Freehold



2/3 bedrooms • Reception room • Kitchen/dining room  
 • Bathroom • 1 bedroom annexe • Home office •  
 Generous garden • Off-street parking

#### Local information

Cobham 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.

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

The excellent schooling in the area includes ACS Cobham International School, Notre Dame School, Cobham; Cranmore Prep School, West Horsley; St Teresa's School, Effingham; Glenesk, East Horsley; Manor House, Bookham.

Effingham Golf Course and The Drift Golf Club are close by. Surrey Hills is nearby with an Area of Outstanding Natural Beauty offering endless views and scenery.

#### About this property

Beech Cottage is a 2/3 bedroom character property with accommodation set over two floors. The front door opens up into the lovely reception room with a log burner.

The open plan kitchen/dining room is well appointed, with integrated appliances including a Bosch fridge freezer, Neff oven, Neff induction hob and Neff dishwasher. The bright dining

room has French doors leading out onto the rear garden and enjoys a vaulted glass roof. There is a small utility room with space for a washer dryer off of the kitchen. A family bathroom completes the downstairs accommodation.

Upstairs are two double bedrooms, each with a feature fireplace.

Outside, the rear garden is an excellent size and is mainly laid to lawn with mature trees and shrubs. There is a patio area near the house, perfect for entertaining, and an additional terrace at the end of the garden. There is a large home office with bifold doors opening out onto the terrace. The office is equipped with power and lighting. To the front of the property is an off-street parking space for one car.

The property also benefits from a one bedroom annexe complete with en suite shower room, which can be accessed through the rear garden. This would be perfect as a third bedroom or a guest bedroom.

#### Tenure

Freehold

EPC rating = D

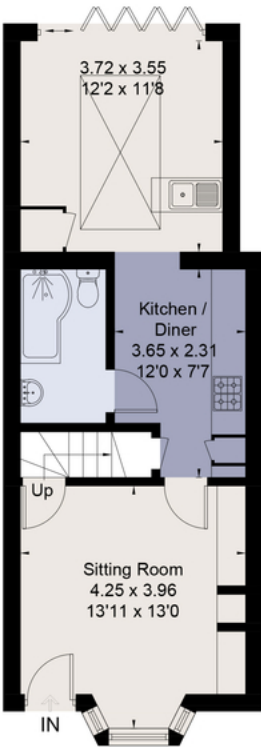
#### Viewing

Strictly by appointment with Savills

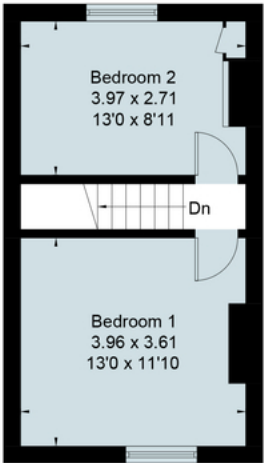




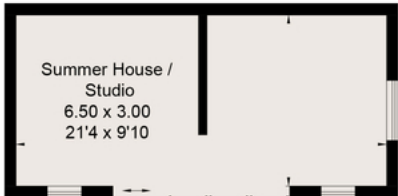
Approximate Area = 74.2 sq m / 799 sq ft  
Annexe / Outbuilding = 33.1 sq m / 356 sq ft  
Total = 107.3 sq m / 1155 sq ft  
For identification only. Not to scale.  
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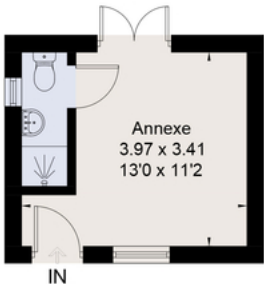
Ground Floor



First Floor

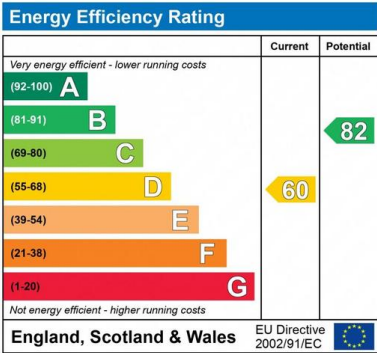


Outbuilding



Annexe

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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