



FAMILY HOME SET IN CIRCA 5 ACRES WITH VIEWS

OAKLANDS, OCKHAM LANE, COBHAM, SURREY, KT11 1LT

Freehold





Kitchen/breakfast room • 5 reception rooms • 5 bedrooms, all en suite • Annexe with bedroom, living room, en suite and kitchenette • Tennis court and outdoor pool • Summer house • Triple garage

Local information

Ockham is a delightful country village with a popular pub and is situated on the outskirts of Cobham (2.5 miles) which has the benefit of a wider range of restaurants, shops and leisure facilities. The county town of Guildford is nearby, providing a comprehensive choice of High Street names and department stores.

Travel links are excellent with the A3 just a short driving distance away (around 1.5 miles), providing access to central London, the M25, Heathrow and Gatwick airports.

There is also a good range of schools in the area including the ACS International School, Reed's, Danes Hill and St Teresa's to name but a few.

About this property

This fabulous home has superb gardens with far reaching views, five bedrooms, five en suite bathrooms and separate annexe with bedroom, living room, en suite and kitchenette. The property is approached via an impressive tree lined driveway, through wrought iron gates that lead to a substantial gravel parking area and triple garage.

You enter the property into the bright entrance hall, which is flooded with natural light from the picture window on the staircase, making the most of the absorbing views. The reception rooms to the ground floor are

also blessed with views across the fields and formal gardens that surround the house. The luxury country style kitchen has double doors out to the gardens and pool area. It leads through to the family room and separate utility room.

The first floor provides a master bedroom suite, which includes a dressing room and four further en suite bedrooms. Further benefits include a separate one bedroom annexe, excellent leisure facilities including a sheltered large outdoor swimming pool, tennis court and air conditioned and heated summer house which can be used as a gym or an office. There are excellent equine facilities close by including wonderful and varied bridle paths for walking and riding. The charming gardens include sweeping lawns opening to the wide views and formal gardens.

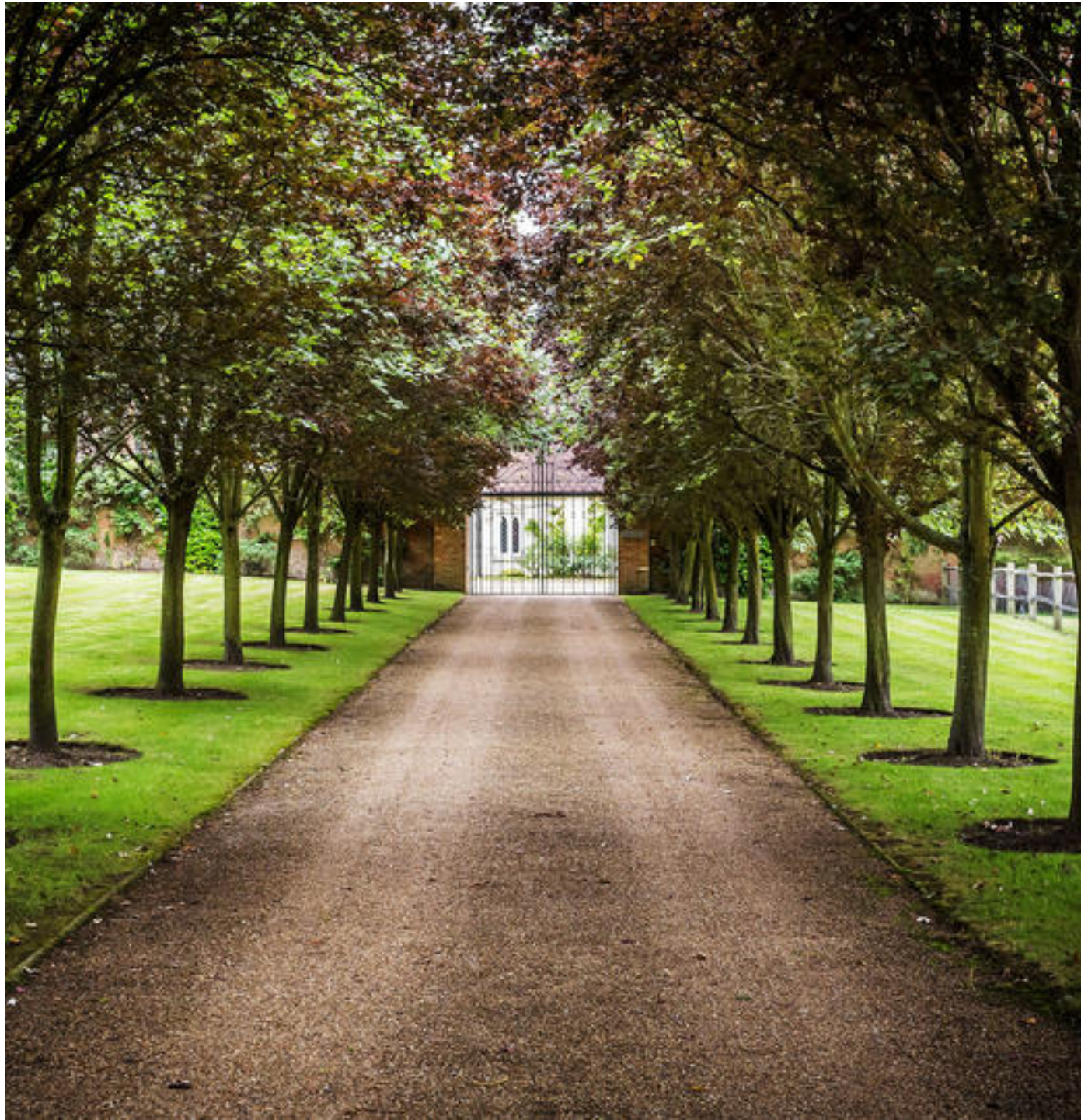
Tenure

Freehold

Viewing

Strictly by appointment with Savills



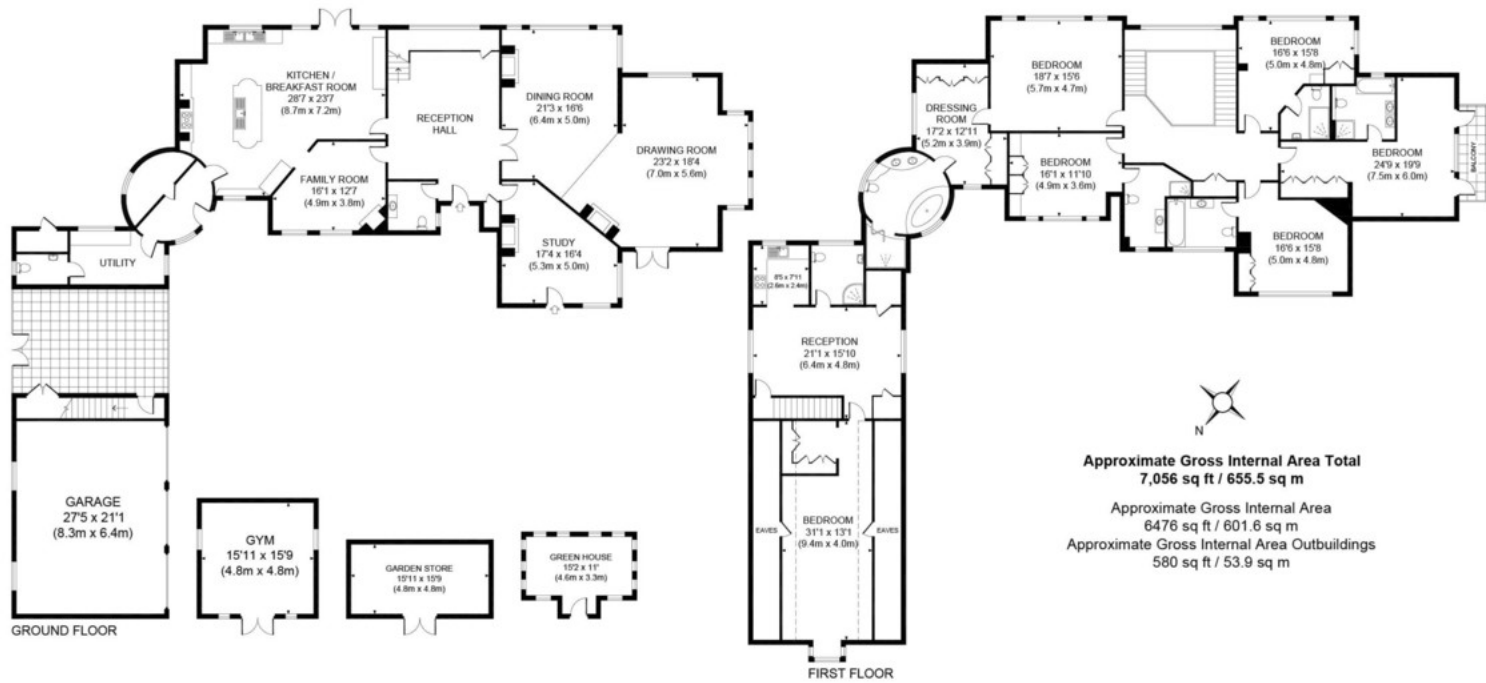






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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