CHARMING CHARACTER COTTAGE LOCATED IN DOWNSIDE AND ENJOYING WONDERFUL VIEWS OVER FIELDS

PLOUGH COTTAGES, PLOUGH LANE, DOWNSIDE, COBHAM, KT11 3LT
WITH SOUTH FACING GARDEN

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3 reception rooms • kitchen • 3 bedrooms
• 2 bathrooms • garage and parking
• enjoyable views over neighbouring fields

Situation

3 Plough Cottages is situated in the sought after Cobham (Plough Corner) Conservation Area. In what feels like a rural setting, the property is only a short distance from The Medicine Gardens, The Plough Inn (a Grade II listed local treasure), Downside Common, Medical Centre, and Cobham High Street. Cobham offers a breadth of community and leisure amenities, and on the high street you will also find a great range of both chain and independent restaurants, including the recently opened Ivy Brasserie, coffee shops, specialist stores, and supermarkets. The property is easily accessible to both the A3 and M25, and only a short drive from Cobham & Stoke D’Abernon and Effingham Junction rail stations.

Description

3 Plough Cottages is believed to date back to the late 18th Century and has retained many of the period features associated with its era. It has been carefully extended, updated and refurbished to provide a delightful period home with a contemporary feel and idyllic views of the Surrey countryside.
The ground floor provides versatile accommodation with three reception rooms, a shower room, in addition to a large modern kitchen, which is double aspect. There are a range of AEG integrated appliances as well as ample storage and work surfaces. French windows in the lounge area lead to the garden patio, and the rear of the property is also south west facing allowing the rooms to fill with an abundance of natural light.

The first floor accommodation comprises of a generous master bedroom suite with a large walk in wardrobe. There are two additional bedrooms as well as two loft spaces providing ample storage.

The property enjoys front, side and rear access, with the landscaped garden space providing two paved outdoor areas, and a substantial plot offering picturesque views over neighbouring fields.

There is a small potting shed useful for gardening tools and equipment, ample parking to the rear, and a garage workshop, in addition to a generous brick built garden studio room fit for a variety of purposes, including a home office.

**Energy Performance**
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**
Strictly by appointment with Savills
**FLOORPLANS**

Gross Internal Area (approx)
- Cottage = 110.1 sq m / 1185 sq ft
- Garden Room = 13.3 sq m / 143 sq ft
- Garage = 16.6 sq m / 179 sq ft
- Total = 140 sq m / 1507 sq ft

Ground Floor
- Kitchen: 4.24 x 4.18
- Dining Room: 3.81 x 3.64
- Sitting Room: 5.38 x 3.36
- Family Room: 3.70 x 2.71

First Floor
- Bedroom 1: 3.54 x 3.34
- Bedroom 2: 3.77 x 2.78
- Bedroom 3: 2.83 x 2.25
- Garden Room: 4.84 x 2.74
- Garage: 5.46 x 3.06

**Energy Efficiency Rating**

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