



## CHARMING INDIVIDUAL HOME ENJOYING EXCEPTIONAL VIEWS OF THE RIVER MOLE

MILLWATER COTTAGE, MILL ROAD, COBHAM, KT11 3AL

Freehold

savills

## RENOVATED TO A HIGH STANDARD YET RETAINING MANY PERIOD FEATURES

### MILLWATER COTTAGE, MILL ROAD, COBHAM, KT11 3AL

#### Freehold

drawing room ♦ kitchen/dining/family room ♦ cloakroom ♦  
master bedroom with dressing area and en-suite bathroom ♦ 3  
further double bedrooms ♦ family bathroom ♦ garage and  
parking

#### Situation

Millwater Cottage is conveniently located in the heart of Cobham Village offering a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie. It is under a mile from the station, which provides a regular service to Waterloo in under 40 minutes. There is easy access to the A3 which links to Junction 10 of the M25, which is useful for connections to London Gatwick (25 miles) and Heathrow Airport (17 miles). There is an excellent range of private and state schooling in the area including ACS Cobham International School, Notre Dame School, Parkside School, Feltonfleet School, Cobham Free School in Cobham and Danes Hill School in Oxshott.

#### Description

Millwater Cottage is a beautiful double fronted individual home which has been sympathetically renovated by the current owners providing well laid out and spacious accommodation. Of particular note is the elegant drawing room with a working fireplace and bay window enjoying beautiful views over the river and Cobham Mill. The kitchen/dining/family area is a wonderful open plan sociable area. The kitchen is complete with a range of bespoke units including Siemens appliances, stone work tops and a central island unit.

The first floor incorporates the spacious master bedroom with dressing area and a luxurious en suite bathroom with marble tiles, free standing bath and separate shower. There are three further double bedrooms and a family bathroom. Other features of the property include double glazed acoustic glass throughout, grey stained oak flooring in most rooms, a new roof, a new boiler and mega flow.

Externally there is a gravelled driveway which leads to the detached garage and parking. To the rear there is an attractive listed walled garden with a paved terrace area with steps up to the raised lawn. There is also the benefit of direct access on to Cedar Road from the rear garden.

#### Viewing:

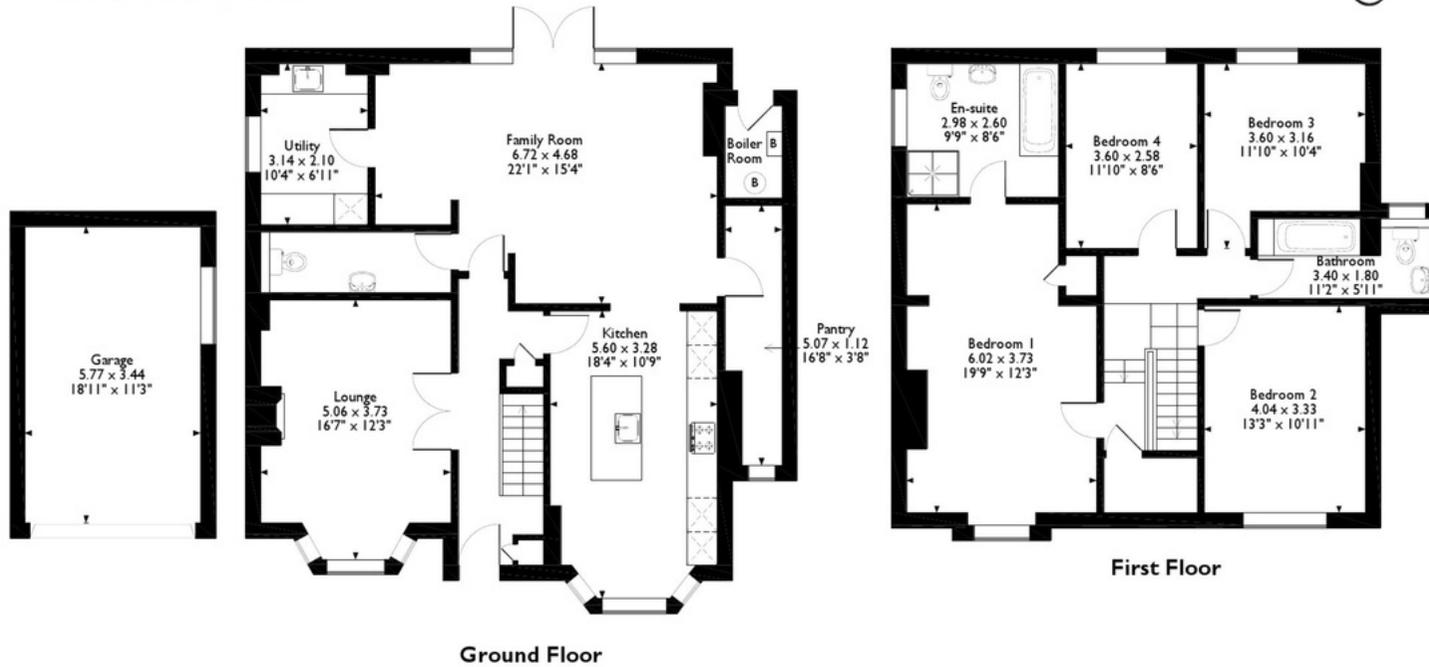
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Millwater Cottage, Cobham  
 Main House gross internal = 1970 sq.ft / 183 sq. m  
 Garage gross internal = 219 sq. ft. / 20 sq.m  
 Boiler room = 24 sq.ft / 2 sq.m  
 TOTAL GROSS INTERNAL AREA = 2213 sq.ft / 206 sq.m

### Millwater Cottage Mill Road, Cobham



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	