



CHARMING CHARACTER HOME ADJACENT TO NATIONAL TRUST LAND

MARK OAK GATE, COBHAM ROAD, FETCHAM, KT22 9SJ

Freehold

savills

SOUTHERLY FACING MATURE GARDEN

MARK OAK GATE, COBHAM ROAD,
FETCHAM, KT22 9SJ

Freehold

Kitchen ♦ 4 reception rooms ♦ Study ♦ 4 bedrooms ♦ 3
bathrooms ♦ Utility room ♦ Guest cloakroom ♦ EPC rating =
E

Situation

Cobham High Street (3.2 miles) offers a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie.

Cobham and Stoke d'Abernon train station (2.0 miles) 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

There is an excellent choice of private schooling in the area including The Yehudi Menuhin School, Reed's School, ACS Cobham International, Notre Dame and Parkside.

Description

Mark Oak Gate dates back to the 1800s and offers a wealth of character and charm, including exposed beams and stripped wood doors and floors. The property is located on the Cobham Road and adjacent to Great Bookham National Trust land. This beautiful ancient common land extends to nearly 500 acres and comprises ponds, ancient oak forests and many paths and bridleways to enjoy.

The ground floor provides the well proportioned sitting room with feature fireplace and wood burning stove. The kitchen is equipped with an Aga, Capri oven, Bosch dishwasher, fridge freezer and a central island. There is also a useful utility area with washing machine and sink. A stable door leads to the outside terrace. Off the kitchen is the cosy snug with feature fireplace. The dining room is conveniently positioned next to the kitchen and has a stripped wood floor. At the rear of the house is the garden room which is filled with an abundance of natural light and has double doors leading to the terrace and garden. A guest cloakroom and a shower room completes the downstairs accommodation.



Upstairs provides the master bedroom with fitted cupboard, en suite shower room and Juliet balcony overlooking the rear garden. There are 3 further bedrooms, a study and a family bathroom.

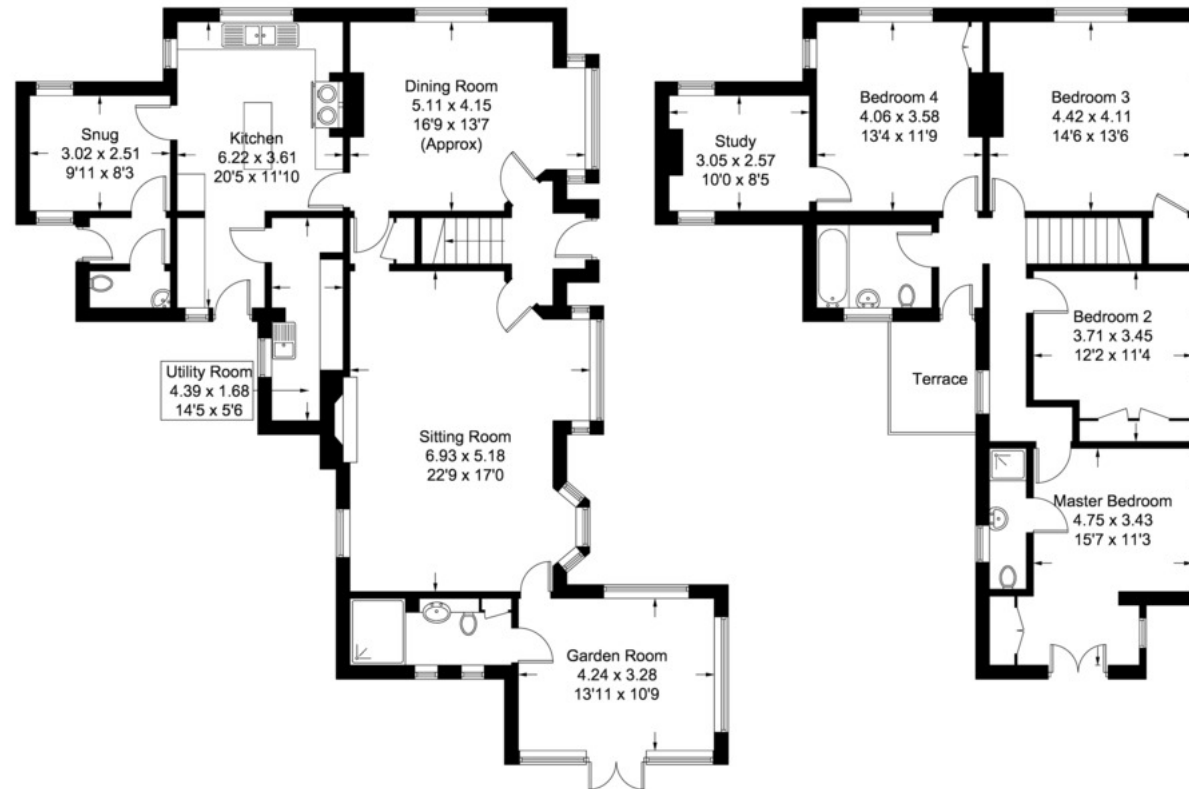
Outside the south facing garden is private and well tended. It is mainly laid to lawn with flower borders, mature shrubs and trees. The terrace area provides a wonderful space in which to relax in the summer sunshine. There is a work shed complete with power and, to the rear, the garage.

Viewing:

Strictly by appointment with Savills



Approximate Gross Internal Area = 210.5 sq m / 2266 sq ft



Ground Floor

First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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