



DETACHED FAMILY HOME ON ONE OF COBHAM'S PREMIER PRIVATE ROADS

YEW TREE COTTAGE, 14 BROOK FARM ROAD, COBHAM, SURREY, KT11 3AX

Freehold

savills

CONVENIENT FOR THE HIGH STREET AND STATION

YEW TREE COTTAGE, 14 BROOK FARM ROAD, COBHAM, SURREY, KT11 3AX

Freehold

Kitchen/breakfast/family room ♦ 3 reception rooms ♦ 6 bedrooms ♦ 4 bathrooms ♦ Utility room ♦ Double garage ♦ Mature garden

Situation

Situated in a select private road in Cobham and conveniently located for the station and Cobham High Street, with its range of shops, boutiques and restaurants.

Road and rail links are outstanding. The A3 offers a direct route to London, the M25 and the wider motorway network, whilst the Cobham & Stoke d'Abernon offers a direct route to London Waterloo.

There is an outstanding choice of schools in the area such as Reed's, ACS Cobham International, Danes Hill and St John's Leatherhead.

Description

Yew Tree Cottage is a detached six bedroom family home, offering well planned accommodation set over two floors. The house offers the perfect blend of modern technology including Lutron lighting, Control4 home automation and underfloor heating with a number of period features. The light and spacious hallway leads to all the principal reception rooms and a lovely oak floor runs throughout the ground floor.

The superb kitchen/breakfast/family room is flooded with natural light from the triple paned sliding doors which lead out on to the garden. It benefits from a large island style breakfast bar with stylish granite work surfaces. There is also a separate sitting area with a cosy gas burning stove as its centrepiece. A range of quality appliances include a Rangemaster cooker, Siemens dishwasher and a wine cooler. There is a useful utility area off the kitchen with access to outside.

The well proportioned drawing room is double aspect with a feature fireplace and sliding doors out to the garden. The remainder of the downstairs includes a dining room with original fireplace, an office and a guest cloakroom.

Upstairs, the first floor provides the double aspect master bedroom with luxury en suite bathroom, walk in wardrobe and fitted drawers and cupboards providing plenty of storage.

There are five further bedrooms (two with en suite) and a family bathroom.

Outside, the rear garden is very private and mainly laid to lawn with mature trees



and shrubs, with a terrace, perfect for outdoor entertaining. To the front is the carriage driveway, providing ample parking and access to the double garage.

Viewing:

Strictly by appointment with Savills



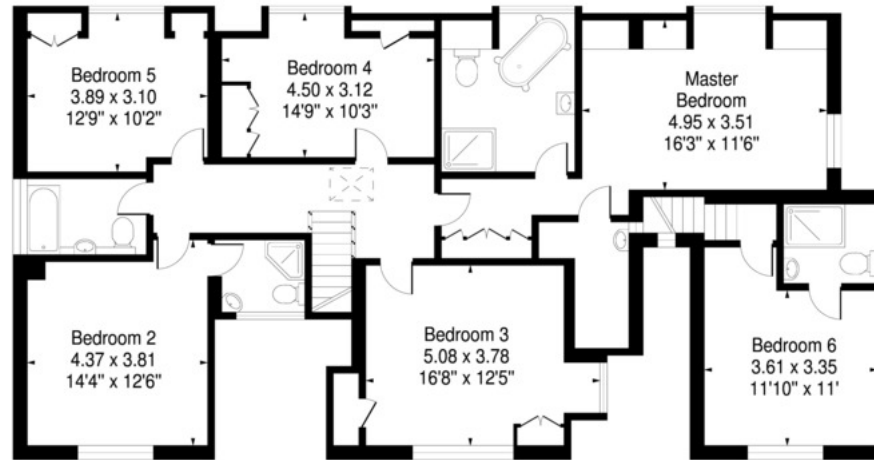
Brook Farm Road

Gross internal area (approx.)

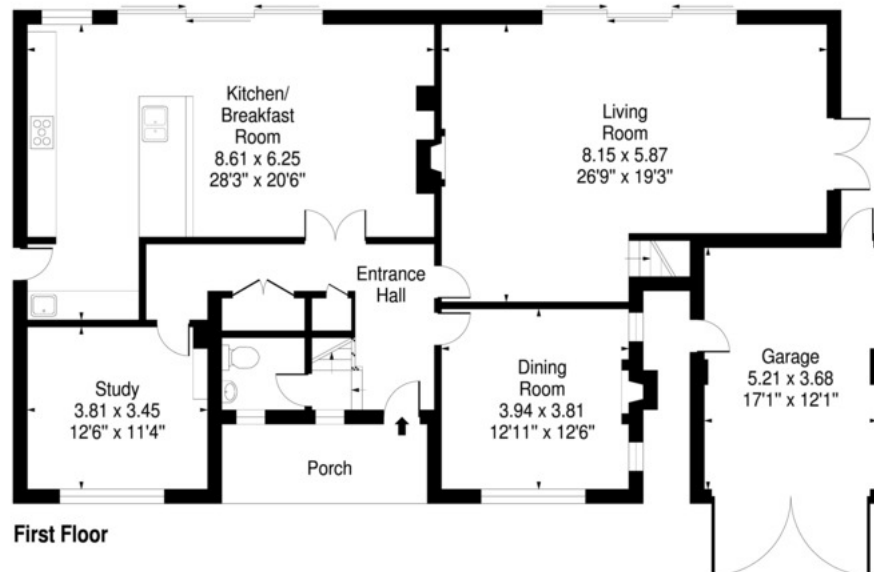
Total = 295 sq.m (3174 sq.ft)

For Identification Only. Not To Scale.

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Ground Floor



First Floor

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

Savills Cobham
cobham@savills.com
01932 586200

savills.co.uk