



# FAMILY HOME WITH FAR REACHING VIEWS

OAK HOUSE, DENBY ROAD, COBHAM, SURREY, KT11 1JU

Freehold





Kitchen/breakfast room • 3 reception rooms • 5 bedrooms • 4 bathrooms • Utility room • Guest Cloakroom • Double garage • Private garden

#### Local information

Cobham High Street offers a great selection of boutique shops, a Waitrose, cafes and restaurants.

Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo in about 38 minutes. There is easy access to the A3 which links to Junction 10 of the M25.

There is a good choice of private and state schools in the area including Cobham Free School, Reed's, ACS Cobham International School and Danes Hill in Oxshott.

#### About this property

Built in 2004 by renowned local developers Avicam Homes, this well proportioned family home has been well maintained by the current owners and the bathrooms have recently been re-fitted. The property is situated in a very private setting down an unmade road of just a few homes.

The hallway has a lovely wood floor leading through to the kitchen/breakfast room with orangery style roof over the breakfast area. The kitchen has contemporary style cabinets with contrasting granite worktops, built in Siemens appliances and a separate utility room with washer and dryer. The living room has a wood burning stove and two sets of double doors opening on to the rear garden. The family room, study (both with attractive wooden shutters) and guest

cloakroom, complete the downstairs accommodation.

To the first floor is the grand master suite which has an impressive vaulted ceiling and double aspect windows with extensive views over the neighbouring fields. There is a guest suite with modern en suite shower room, family bathroom and two further bedrooms. Stairs then lead up to the second floor which has a large fifth bedroom and its own bathroom.

The rear garden is well screened with a variety of shrubs and trees, the majority is laid to lawn with a patio area. From the kitchen the glass roof extends into the garden providing shelter over part of the terrace. To the side there is a neighbouring field/farmland which has uninterrupted views across it from both the house and garden.

To the front there is ample off street parking and a detached double garage.

#### Tenure

Freehold

EPC rating = C

#### Viewing

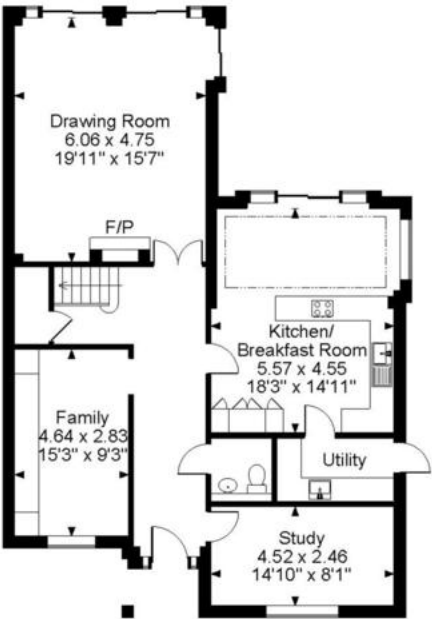
Strictly by appointment with Savills



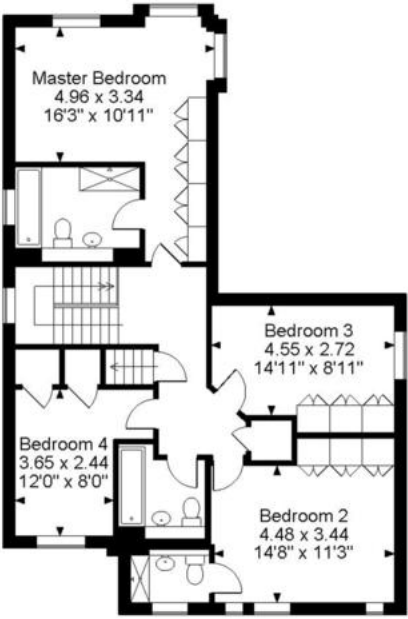




Oak House, Cobham  
Main House gross internal area = 2,517 sq ft / 233 sq m  
Garage gross internal area = 269 sq ft / 25 sq m  
Total gross internal area = 2,786 sq ft / 258 sq m



Ground Floor

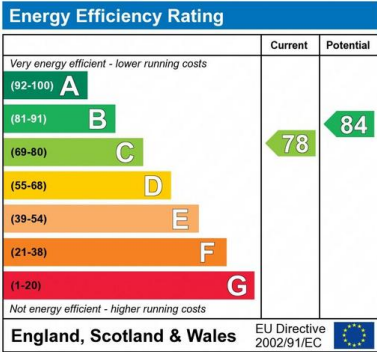


First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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