



Set in gated close, ideal for the ACS school

9 QUEENSGATE, COBHAM, SURREY, KT11 2TG

Freehold



Kitchen/breakfast room • 5 reception rooms • 5 bedrooms • 4 bathrooms • Utility room • Guest cloakroom • Double garage • Garden

Local information

Queensgate is ideally placed for ACS Cobham International School.

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, useful for connections to London and Gatwick and Heathrow Airports.

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

There is an excellent range of private schools in the area, including Reed's, ACS, Felton Fleet and Danes Hill in Oxshott.

About this property

9 Queensgate is an attractive five bedroom family home of over 4,000 sq ft, arranged over two floors and set in a desirable gated road.

The kitchen/breakfast room has a range of integrated appliances, including 5 burner hob, Bosch double oven and Liebherr fridge/freezer. There is also a useful utility room, equipped with Bosch washing machine and dryer.

The triple aspect drawing room is well proportioned with fireplace and double doors to the garden. The sitting room has double doors to the garden and there is a family room which leads through to the conservatory, with

double doors on to the garden. A guest cloakroom and study complete the downstairs accommodation.

Upstairs the master bedroom has built in wardrobes and en suite bathroom. There are four further bedrooms (three with en suite facilities) and a family bathroom.

Outside the rear garden is mainly laid to lawn with mature shrubs and trees and a terrace, ideal for entertaining and relaxing. To the front, the driveway provides ample parking and access to the double garage.

Tenure

Freehold

EPC rating = C

Viewing

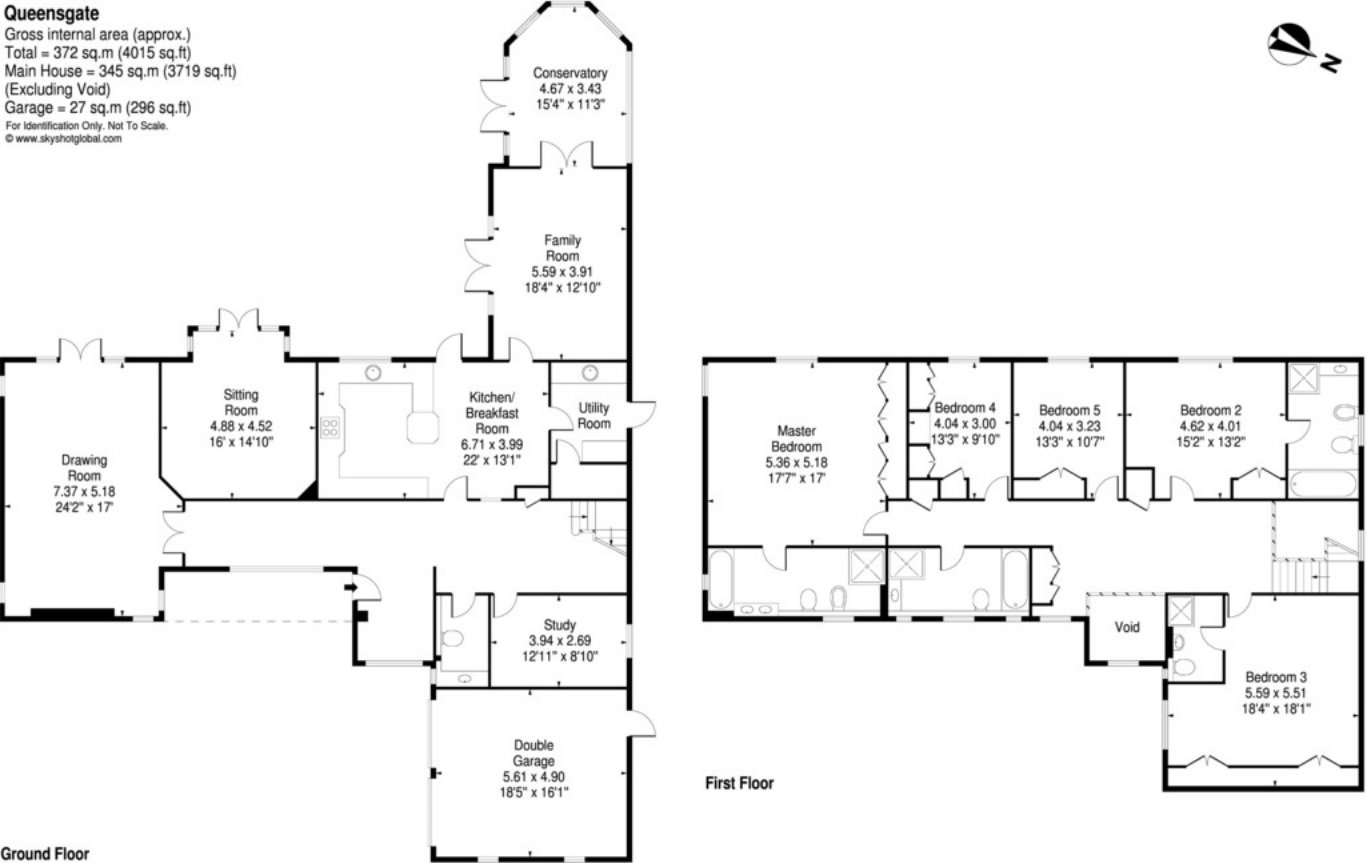
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Queensgate

Gross internal area (approx.)
Total = 372 sq.m (4015 sq.ft)
Main House = 345 sq.m (3719 sq.ft)
(Excluding Void)
Garage = 27 sq.m (296 sq.ft)
For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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