



Detached home set in private gated development

5 Pendenza, Cobham, Surrey, KT11 3BY

Freehold



3 bedrooms • Kitchen/breakfast room • Reception room
• Direct access on to The Tilt • Garage and off street parking • Balcony off principle bedroom • Private garden

Local information

The property is situated in a gated environment and would suit commuters or families alike. The development is positioned off the Stoke Road and has direct access to Tilt Road, allowing an easy route to Cobham and Stoke d'Abernon train station (0.7 miles) which runs a direct service to London Waterloo in about 38 minutes and to Guildford in about 23 Cobham High Street (1.0 miles) offers a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie.

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.

The excellent private and state schooling in the area includes ACS Cobham International, Notre Dame School, Parkside School, Feltonfleet School, Cobham Free School in Cobham and Danes Hill School in Oxshott.

The Tilt is close by and offers wonderful countryside walks.

About this property

This immaculately presented detached 3 bedroom house has a bright and contemporary feel. The well-appointed kitchen/breakfast room has space for a table and incorporates granite work surfaces, plantation shutters, Neff gas hob and oven, Neff dishwasher, Neff microwave and integrated fridge freezer. The spacious reception room has a feature fireplace and a fabulous

vaulted ceiling with roof lights, providing an abundance of natural light. There are also full width bi-fold doors on to the garden. A useful guest cloakroom completes the downstairs accommodation.

Upstairs provides the principle bedroom which has two fitted wardrobes, an en suite shower room and a balcony. There is a further double bedroom, also with fitted wardrobes and a good sized single bedroom, which share the main family bathroom. Of particular note is the bright landing which has large windows with plantation shutters and high ceilings.

Outside the garden is private and well screened. It is mainly laid to lawn with a selection of shrubs.

Tenure

Freehold

EPC rating = C

Viewing

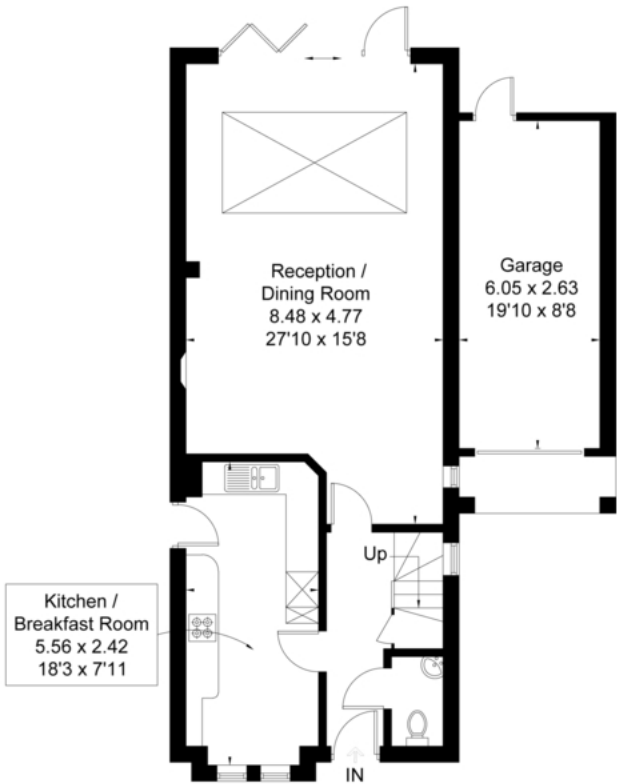
Strictly by appointment with Savills



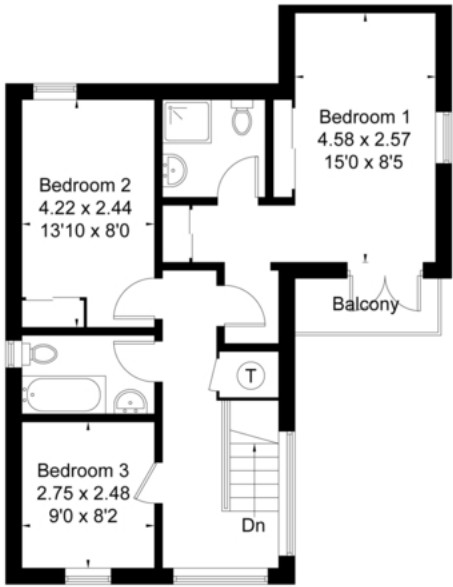


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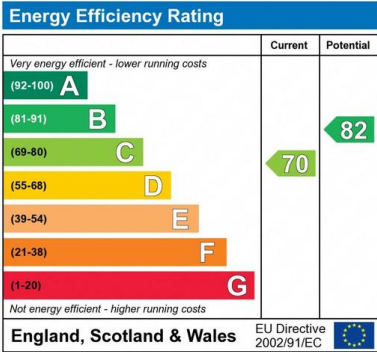
Gross Internal Area (approx) = 115.4 sq m / 1242 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 131.3 sq m / 1413 sq ft
For identification only. Not to scale.
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Ground Floor



First Floor



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