



4 bed bungalow situated opposite Downside Common

Cobbett's, Downside Common, Downside, Cobham, Surrey, KT11 3NX

Freehold

savills

Kitchen/breakfast room • 2 reception rooms and an office • 4 bedrooms • 2 bathrooms • Garden backing on to fields • Double garage

Local information

Cobbett's is a detached bungalow situated in the picturesque village of Downside, just south from Cobham. This popular semi rural location offers excellent dog walking through the countryside, a village pub/brasserie and St. Matthews School.

Cobham High Street is around 1 mile away offering a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie.

Effingham Junction train station is approx. 1.5 miles away and offers a regular service to London Waterloo. Cobham and Stoke d'Abernon train station 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.

About this property

Cobbett's is a four bedroom bungalow opposite Downside Common.

The bright entrance hall leads through to the living room which enjoys a sleek wooden floor and feature inglenook fireplace with wood burning stove. Stairs lead up to a mezzanine area which provides an office.

The well appointed kitchen/breakfast room includes a central

island, large range cooker and granite work surfaces. There is a lovely orangery at the rear of the house with great views of the garden and fields beyond.

The principal bedroom has double doors to the garden and an en suite shower room.

There are three further bedrooms and a bathroom.

Outside, the level garden is laid to lawn with mature trees, shrubs and a terrace. The front driveway provides parking for numerous cars and access to the double garage.

Tenure

Freehold

EPC rating = E

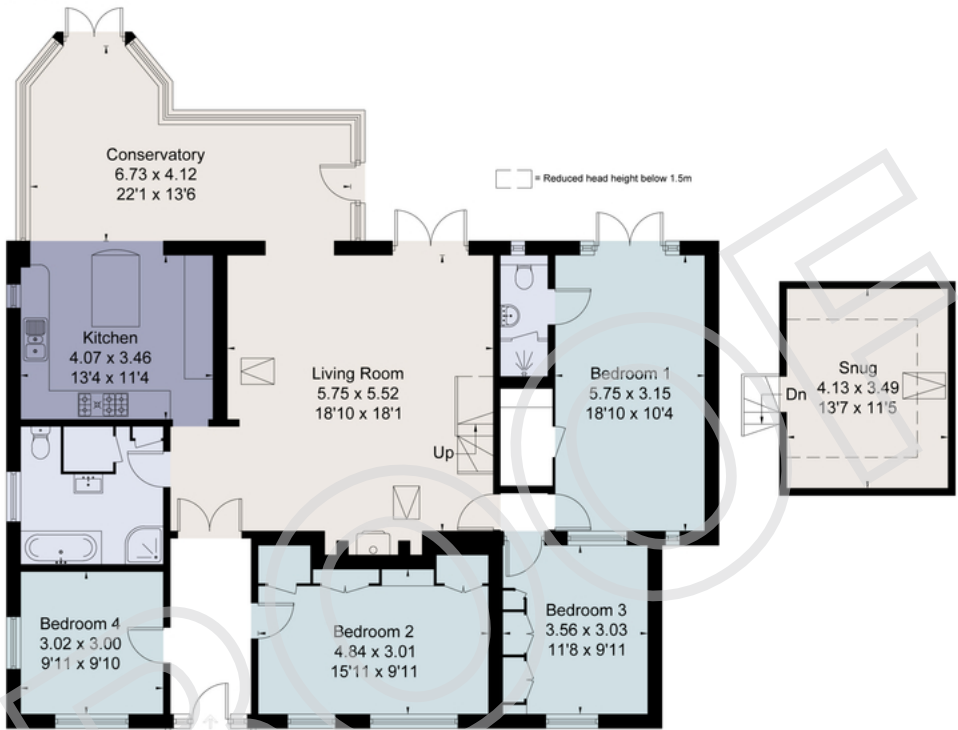
Viewing

Strictly by appointment with Savills





Approximate Area = 171.6 sq m / 1847 sq ft
Garage = 31.5 sq m / 339 sq ft
Total = 203.1 sq m / 2186 sq ft
Including Limited Use Area (7.1 sq m / 76 sq ft)
For identification only. Not to scale.
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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