



Substantial portion of Mansion set in private grounds

**5 Leigh Court Close, Cobham, Surrey, KT11 2HT**

£1,795,000 Freehold

**savills**



Kitchen/breakfast room • 3 reception rooms • 5 bedrooms • 4 bathrooms • Utility room • Guest WC • Detached double garage • Mature south facing garden

#### Local information

Leigh Court Close is a private road situated behind electric gates. There is a shortcut for walking through to Cobham High Street while by road it is a little over approximately half a mile. Cobham and Stoke d'Abernon train station, which has frequent services to Waterloo of around 30 minutes is less than about a mile away. The A3 which links with junction 10 of the M25 is a similar distance. The area has an excellent selection of schools including Reeds, Danes Hill and the ACS Cobham International School. For the sports enthusiast there are numerous choices for football, rugby, cricket and golf.

#### About this property

5 Leigh Court Close is a portion of a substantial period home offering excellent family living and versatile accommodation in a private gated setting. The original Edwardian mansion was built in circa 1906 and divided into the portioned wings we see today in circa 1947. 5 Leigh Court Close retains many Edwardian features including attractive joinery, high ceilings and large windows. The large wood panel entrance hall leads to the sitting room with feature fireplace and bay window looking over the Southerly gardens. The sitting room also has wood paneling and cast iron radiators. The kitchen/breakfast/dining room is ideal for both casual and more formal dining with doors to

the terrace. The kitchen units are a classical style focused around an AGA and with high specification appliances including Miele coffee machine. The ground floor is completed with a study to the front of the property, a guest cloakroom and an useful utility room. The first floor provides the principal bedroom with an en suite bathroom, fitted wardrobes and doors to a balcony which overlooks the rear gardens. There are two further good size bedrooms and a family bathroom. On the second floor are two further en suite bedrooms, both with excellent storage. One of these rooms could make a superb media/games room should one wish to have one. 5 Leigh Court Close is located at the end of a private road and accessed via electric gates. There is parking for several cars as well as private detached double garage.

\* Please note the photographs in this brochure are more than six months old.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

#### Council Tax

Band = Band G

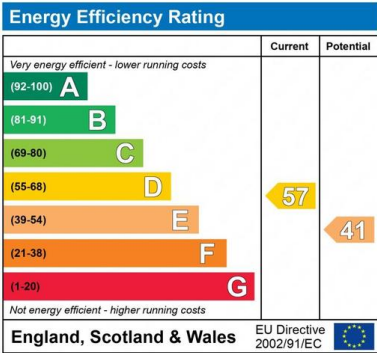
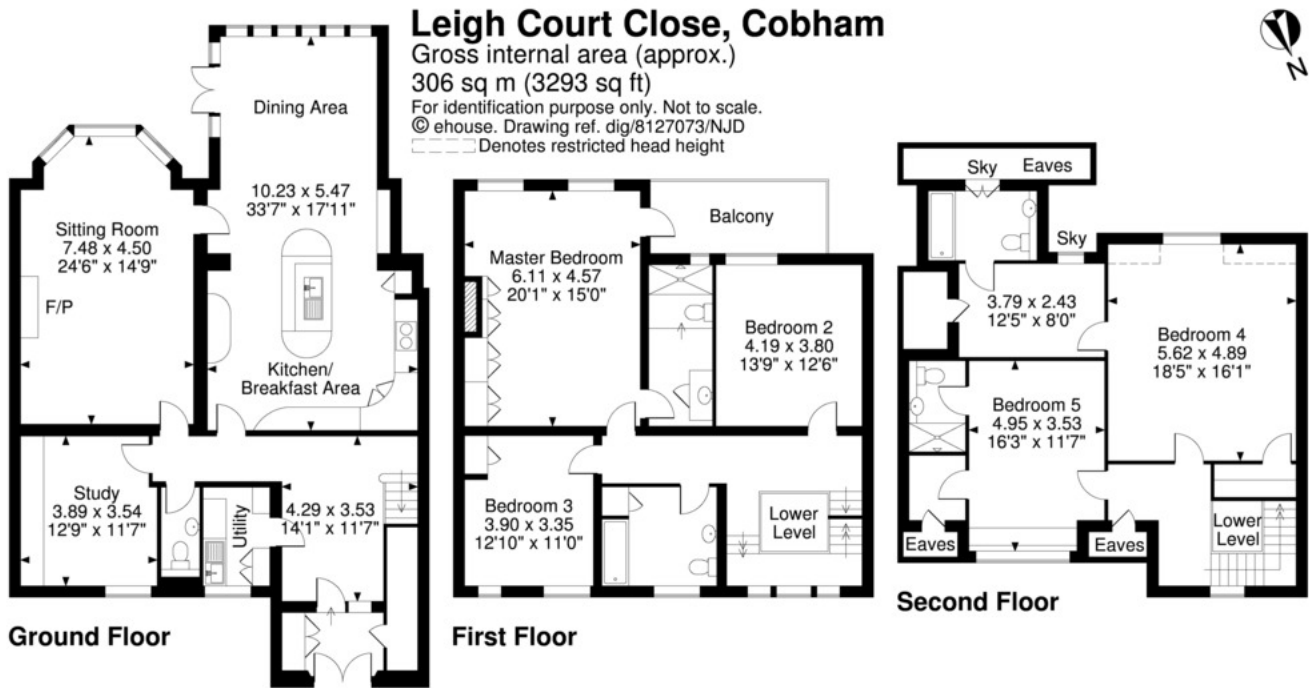
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills









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