



Redevelopment opportunity on Beech Close

High Trees, Beech Close, Cobham, Surrey, KT11 2EN

Freehold



Kitchen • 2 reception rooms • 3 bedrooms •
Bathroom • Guest WC • Garage and store •
Mature garden • Plot of 0.35 acres

Local information

Cobham village offers a wide range of shops, boutiques, restaurants and a Waitrose and Sainsbury's. Cobham & Stoke d'Abernon station runs a direct service to London Waterloo in approximately 40 minutes. The A3 and M25 provide links to London, and to Heathrow and Gatwick Airports. There is a good choice of private schools in the area including Reed's, ACS Cobham International School and Danes Hill. Rugby, cricket and tennis can be found at Cobham Rugby Club, Esher cricket club and Oxshott Village Sports Club. Oxshott Heath provides great dog walking and is popular with families. Note: All distances and journey times are approximate.

About this property

High Trees is a three bedroom bungalow offering an exciting opportunity to acquire a home in need of modernisation or redevelopment, subject to planning consent. The existing accommodation is almost 1,500 sq ft and sits in a plot of 0.36 acres. The mature gardens offer a high degree of privacy and the front drive provides parking and access to the garage.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

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





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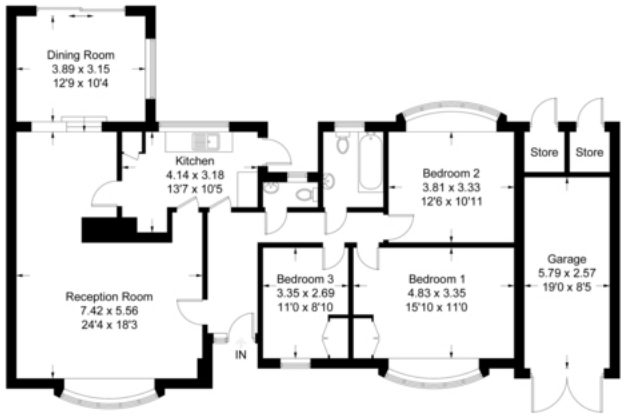
Savills Cobham (Sales)

01932 586200

cobham@savills.com



Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft
Store / Garage = 19.1 sq m / 206 sq ft
Total = 135.9 sq m / 1463 sq ft



Ground Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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