



4 bedroom family home in private development

77 Burleigh Park, Cobham, Surrey, KT11 2DU

£1,300,000 Freehold



Kitchen/breakfast room • 3 reception rooms and a study
• 4 bedrooms • 2 bathrooms • Utility room and guest
WC • Single garage • Mature and private garden

Local information

Burleigh Park is a highly regarded private development in Cobham just off Sandy Lane. Shopping facilities in the area are extensive with nearby Cobham High Street offering an excellent range of shops, boutiques and restaurants including a Waitrose and the Ivy Brasserie.

The A3 offers a direct route to London, the M25 and the wider motorway network, whilst the mainline stations of Oxshott or Cobham & Stoke d'Abernon offer a direct route to London Waterloo.

There is an outstanding choice of schools in the area including Reed's, ACS Cobham International School, Danes Hill in Oxshott and St John's, Leatherhead.

Sporting and recreational activities in this vicinity are excellent, with Oxshott Village Sports Club, the Wisley Golf Club and Beaverbrook Country Club to name but a few. Oxshott Heath is close by which offers excellent dog walking and cycling routes.

About this property

77 Burleigh Park is a four bedroom family home arranged over two floors with a mature garden which has an excellent degree of privacy. There is also the opportunity to extend the property subject to planning permission being granted, this has been applied for and architect designs are available.

The kitchen/breakfast room is well appointed and has double doors to outside. The sitting room is double aspect with feature fireplace and double doors on to the garden. The dining room is positioned next to the kitchen and with inter connecting doors to the sitting room and also to the conservatory. A study, utility room and guest WC complete the downstairs accommodation.

Upstairs, comprises the principal bedroom with fitted cupboards with en suite shower room. There are three further bedrooms and a modern family bathroom.

Outside, the private rear garden is mainly laid to lawn with mature trees, shrubs and a patio. The front driveway provides parking for numerous cars and access to the single garage.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band = Band G

Energy Performance

EPC Rating = D

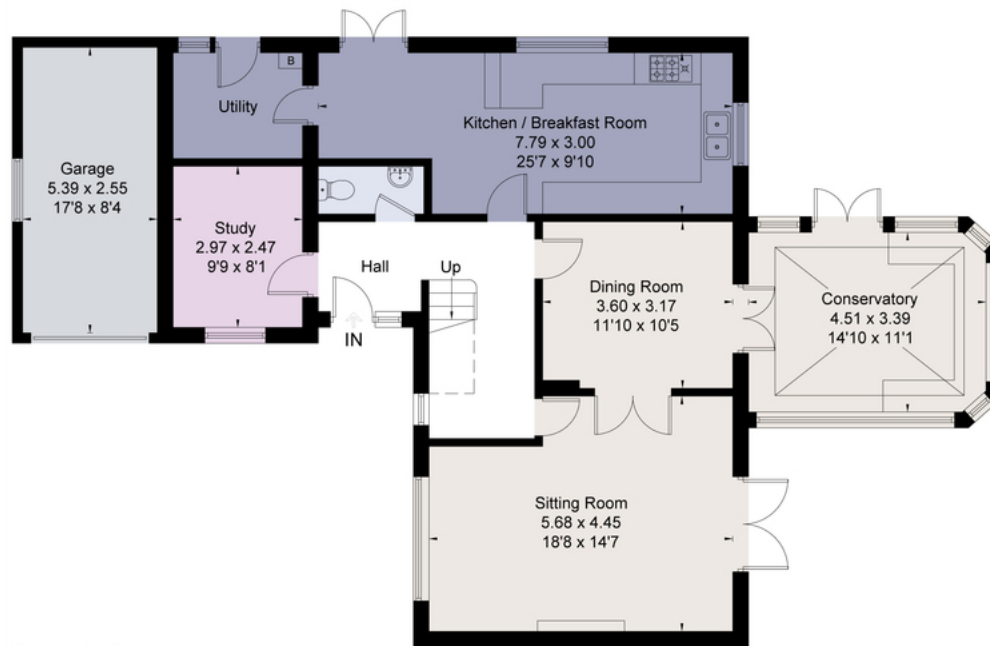
Viewing

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

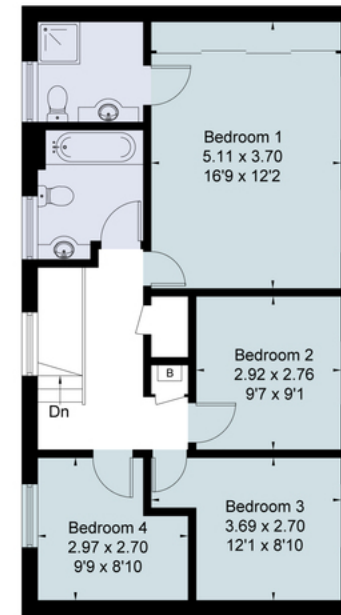




Approximate Area = 169.0 sq m / 1819 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 182.8 sq m / 1967 sq ft
Including Limited Use Area (3.0 sq m / 32 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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