



On a private road with west facing gardens

The Orchard, Brook Farm Road, Cobham, KT11 3AX



6 bedrooms • 5 bathrooms • 3 reception rooms • Open plan kitchen/breakfast room • Utility room • Double garage • Gated driveway • Over 1/3 acre

Local information

Brook Farm Road is a private road located 0.8 miles from the centre of Cobham, with its busy High Street and excellent range of shops and restaurants.

There is a wide range of schooling in the Cobham and Oxshott area, most notably ACS International School, Reed's School, Danes Hill, Parkside and Felton Fleet.

Road and rail links are outstanding. The A3 offers routes to London, the M25 and the wider motorway network, whilst the mainline station of Cobham & Stoke d'Abernon offers a direct line to London Waterloo.

About this property

The Orchard is a detached six bedroom family home, offering well planned accommodation set over three floors.

The light and spacious hallway leads to all the principal reception rooms. It has been finished to a high standard and has a superb modern kitchen/breakfast room. There is a useful utility area off the kitchen with access to outside. The remainder of the downstairs includes a dining room, reception room, family room and a guest cloakroom.

Upstairs, the master bedroom

has French doors to a balcony and an en-suite with whirlpool bath, separate walk-in shower and twin basins. There is also a dressing room with fitted wardrobes providing plenty of storage.

On the first floor there are three further guest suites and the second floor has two more bedrooms and an additional bathroom.

Outside, the rear garden with a westerly aspect is mainly laid to lawn with mature trees and shrubs. There is a large patio that is perfect for entertaining. To the front there is ample space for parking as well as an integral double garage.

Please note that these photos were taken more than six months ago.

EPC rating = C

Viewing

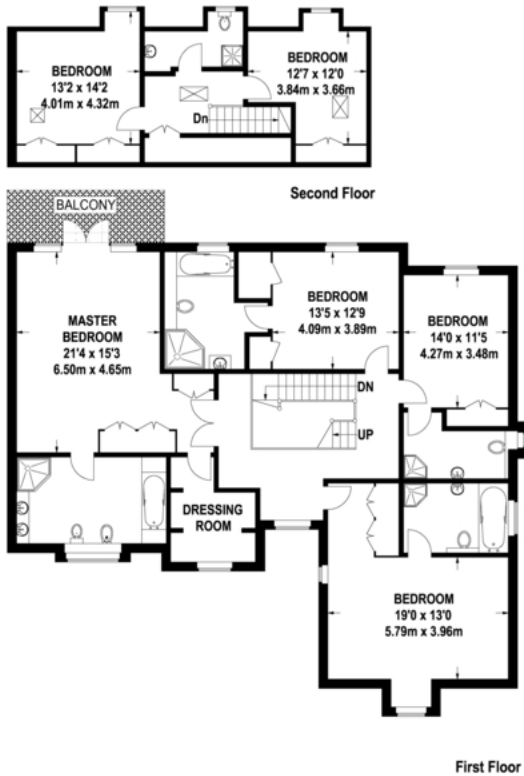
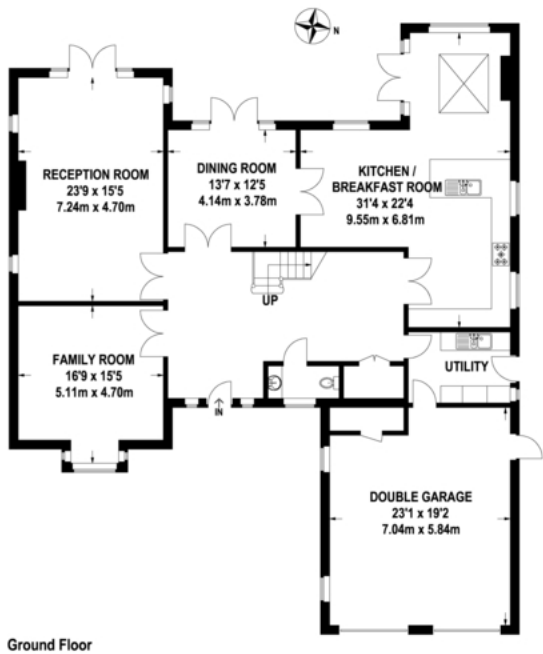
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Brook Farm Road

Approximate Gross Internal Area
Ground Floor = 165 sq m / 1776 sq ft
First Floor = 175 sq m / 1884 sq ft
Second Floor = 50 sq m / 538 sq ft
Garage = 41 sq m / 441 sq ft
Total = 431 sq m / 4639 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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