



# A superb modern family home of over 5,000 Sq Ft

**Brooklands Close, Cobham, Surrey, KT11**

Guide Price £2,850,000 Freehold









Private Gated Road • 6 Bedrooms (3 Ensuite) • Interior Designed Throughout • Over 5,000sqft • West Facing Private Gardens • Double Garage

#### Local Information

Brooklands Close is one of Cobham's premier private gated roads. The house is well located for both the train station and the high street, being situated just under a mile away from each.

The area is well catered for schooling for children of all ages and the area has fabulous sporting facilities which include golf courses, tennis clubs and horse riding countryside.

Cobham and Stoke d'Abernon mainline station is within easy reach and provides a direct service to London Waterloo in around 40 minutes.

Cobham High Street offers a Waitrose store, boutique shops and an excellent selection of restaurants including The Ivy Brasserie.

There is an excellent choice of private schools in the area including Reed's, ACS Cobham International, Feltonfleet, Notre Dame and Parkside.

The M25 and A3 are also easily accessible and provide excellent links to London and to Gatwick and Heathrow airports.

#### About this property

Built in 2008 by renowned luxury house builders, Runnymede Homes, Burwood House is a

luxurious six bedroom family home, arranged over three floors, which has been tastefully interior designed and superbly maintained.

The beautiful bespoke kitchen/breakfast room is by Roundhouse Design and incorporates a large central island and breakfast bar, silverwave marble work surfaces and tiled floor. Appliances from Siemens and Gaggenau include four ovens, gas hob, two dishwashers, wine cooler and fridge/freezer. Full width bi-fold doors create a seamless link to the outside terrace and gardens, providing an ideal space in which to entertain. The sitting area in the kitchen/breakfast room has a feature fireplace and is open to the orangery with double doors onto the garden. The drawing room is triple aspect and well proportioned with a feature gas fireplace and doors onto the garden. The cinema room is equipped with projector and TV. A formal dining room, study, guest cloakroom and a utility room with washing machine, separate dryer and a door to outside complete the downstairs accommodation.

The first floor provides the principal bedroom with en suite bathroom which includes large walk in shower, bath and twin vanity unit. There are four further





bedrooms (two with en suite) and a family bathroom.

The second floor comprises a further bedroom with sitting area and a bathroom. There is also a useful storage room.

Outside, the rear garden is west facing and enjoys an excellent degree of privacy. It is mainly laid to lawn with mature shrubs and a terrace. To the front, the blockwork driveway provides parking for numerous cars and access to the double garage.

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

**Council Tax**

Band = H

**Energy Performance**

EPC Rating = C

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Country Department Office.  
Telephone:  
+44 (0) 20 7016 3780.

N.B Photographs were taken in 2019.





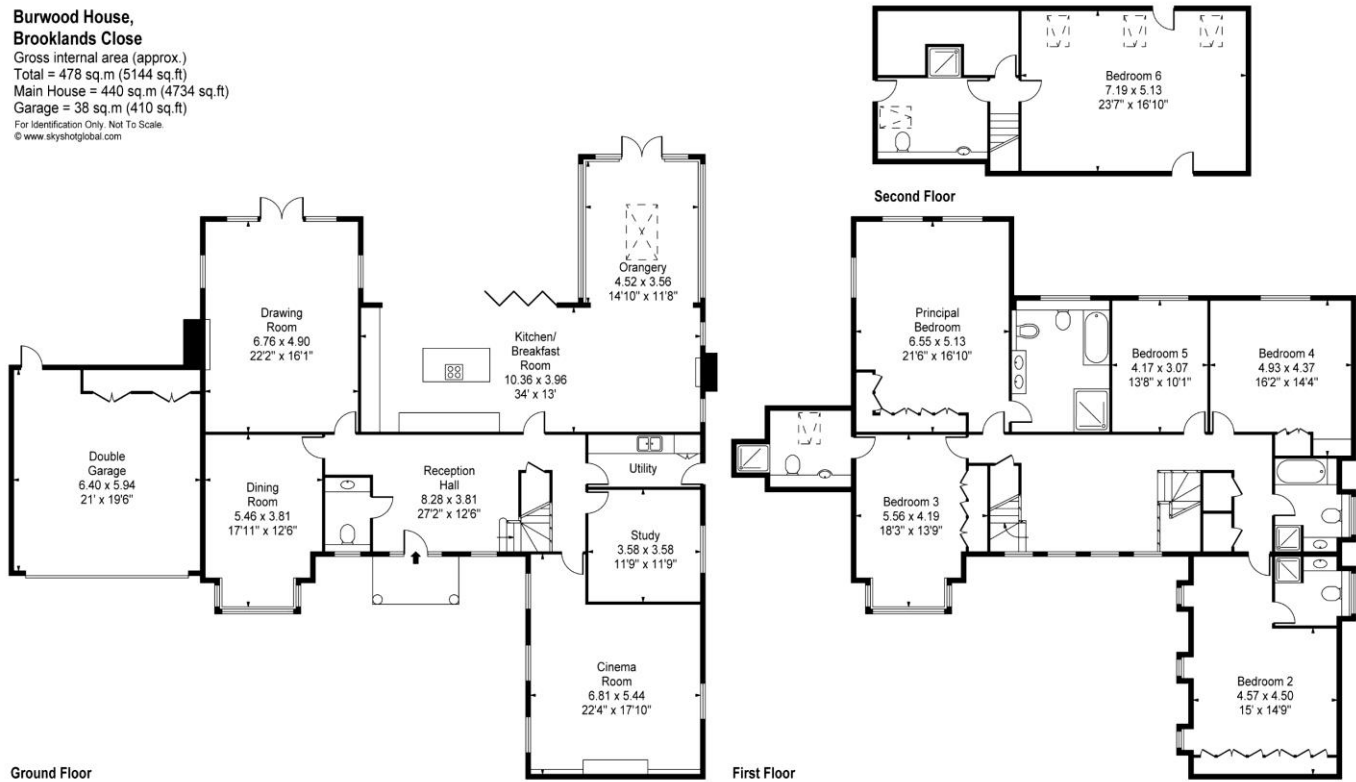


Burwood House, Brooklands Close, Cobham, Surrey, KT11  
Gross Internal Area 5144 sq ft, 477.9 m²

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Burwood House,  
Brooklands Close  
Gross internal area (approx.)  
Total = 478 sq.m (5144 sq.ft)  
Main House = 440 sq.m (4734 sq.ft)  
Garage = 38 sq.m (410 sq.ft)  
For Identification Only. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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