

HATCHFORD COURT

OCKHAM LANE • COBHAM • SURREY



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A substantial country house completed in 2017 and finished to a very high standard set in around 5 acres.

Accommodation:

Drawing Room • Play Room • Kitchen/Breakfast Room • Family Room • Dining Room

Boot Room • Larder • Utility • Study • WC

Bedroom/Gym and Bathroom • Double Garage and Plant Room

Master Bedroom with Spacious Bathroom and Walk In Shower

His and Her's with 'Two Walk In Dressing Rooms'

Five Further Bedrooms all with En Suite Bathrooms

Swimming Pool • Tennis Court • Astro-Turf Practice Football Pitch

Approximate Gross Internal Floor Area: 8823 sq ft / 819 sq m

In all about 5.25 acres

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Your attention is drawn to the Important Notice on the last page of the text

SITUATION

(All distances and times are approximate)

Trains

- Effingham Junction 1.8 miles
(37 minutes direct to London Waterloo)

Shopping

- Cobham 1.8 miles
- Guildford 11 mile
- Central London 25 miles

Education

- Cranmore School
- Manor House in Bookham
- Glenesk in East Horsley
- St Teresa's in Ranmore
- Notre Dame and the International School in Cobham
- Royal Grammar School, Guildford High School and Tormead in Guildford
- Charterhouse in Godalming
- Cranleigh School
- Epsom College

Roads

- A3 1.9 miles
- M25 (junction 10) 2.3 miles

Airport

- London Heathrow 20 miles
- London Gatwick 27.9 miles

Horse Racing

- Epsom
- Sandown Park
- Kempton Park

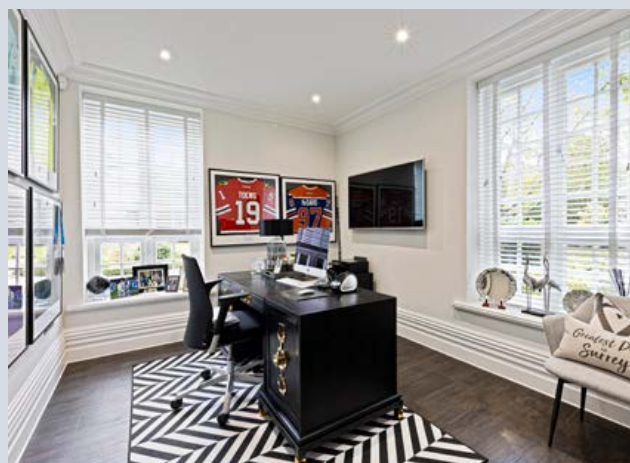
Golf

- St George's Hill
- Sunningdale
- The Royal Berkshire
- The RAC at Epsom
- Wisley
- Queenwood









HATCHFORD COURT

Hatchford Court has been substantially refurbished by the current owners. Its location is extremely convenient, being so close to the centre of Cobham and Effingham Junction train station with the added benefit of 5.25 acres which makes it a truly unique and sought-after property.

The kitchen/breakfast/family/dining room is the heart of the house and overlooks the rear south facing garden. The play room is accessed directly off this room making it the perfect layout for a young family. There is a drawing room to the east of the house for more formal entertaining.

There is a secondary entrance on the ground floor which leads into an area ideal for a live in nanny with a private bathroom.







Upstairs the master suite is very luxurious with a large east facing terrace over the formal drawing room. There is a spacious en suite bathroom and walk in shower. Through a connecting door is a large dressing room with built in storage and a staircase that leads to a further dressing room on the second floor.

There are four further bedrooms suites on the first floor and the final bedroom suite on the second floor.







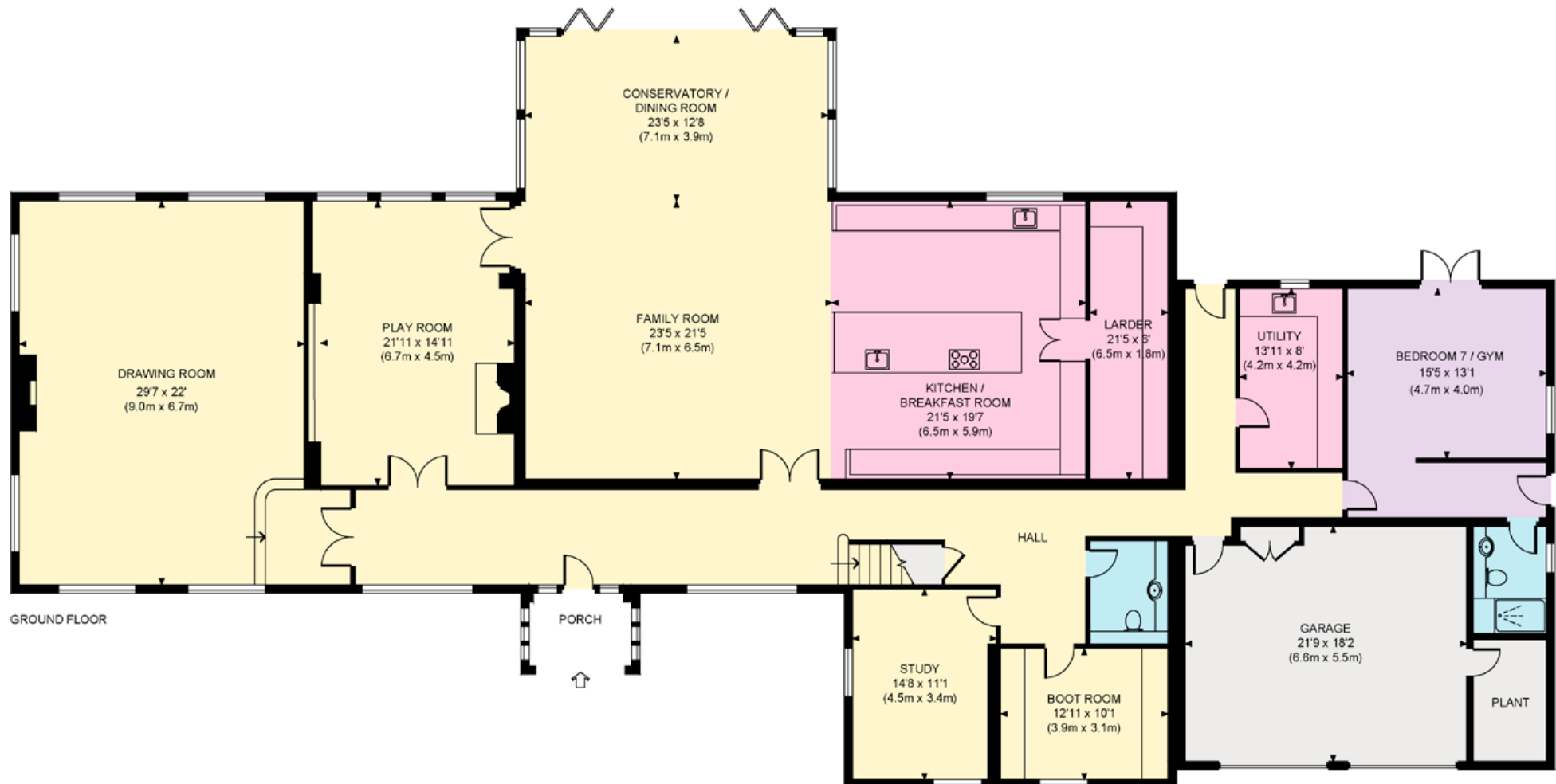



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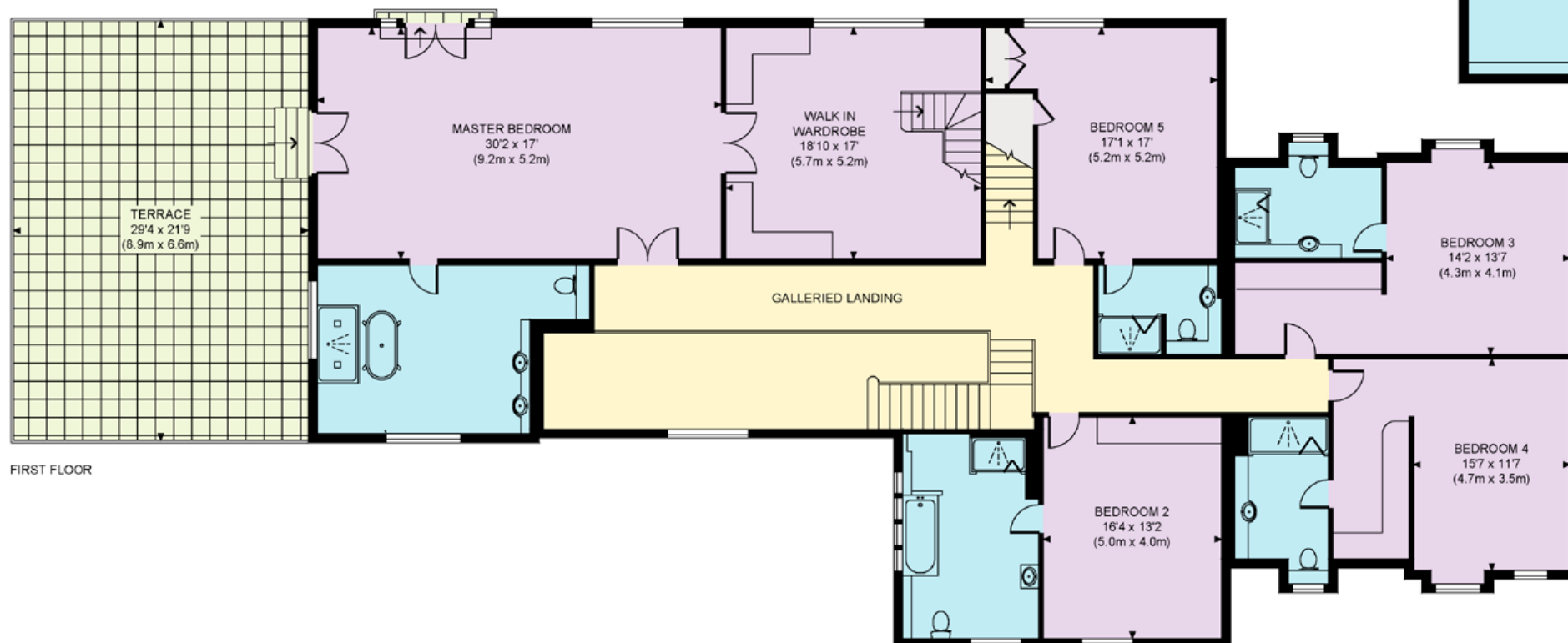
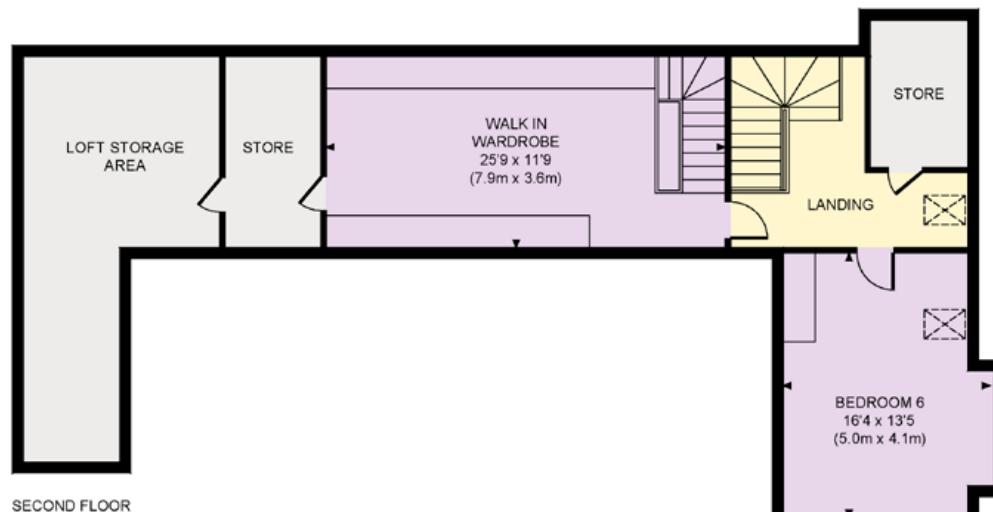
Approximate Gross Internal Area:

8823 sq ft / 819 sq m

For identification only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C	77	
(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	







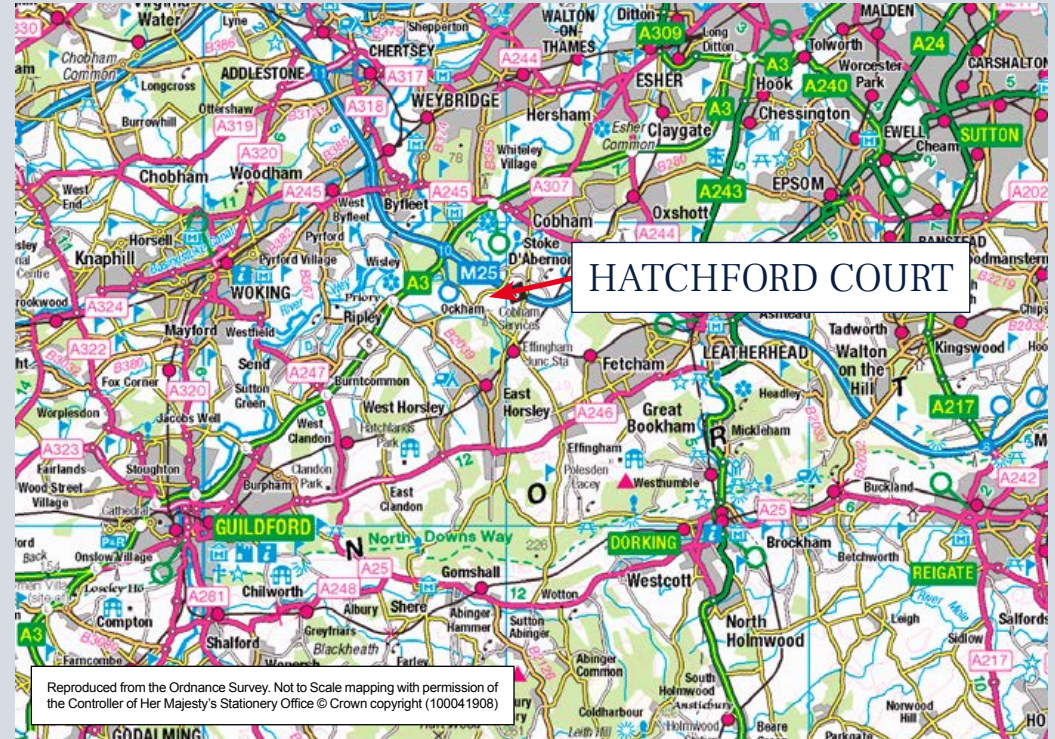
GARDENS AND GROUNDS

The house is approached from the lane via electric gates and a long sweeping driveway which leads to the garaging and large parking area in front of the house.

The front gardens are lawned with an all-weather tennis court, which is another unique attribute for a property so close to Cobham. The formal garden lies to the rear of the house and is mainly laid to lawn with a recently constructed swimming pool and an Astro-turf practice football pitch.

Running to one side of the garden is the paddock which has a separate access to the lane, providing easy access for horses or livestock.





GENERAL REMARKS & STIPULATIONS

SERVICES

We are informed by the vendors that the property benefits from mains electricity, water, oil-fired central heating as well as private drainage.

LOCAL AUTHORITY

Elmbridge Borough Council +44 01372 474474.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc, are specifically excluded but may be made available by separate negotiation.

DIRECTIONS (KT11 1LW)

From Cobham proceed south along Downside Bridge Road, signposted to Effingham Junction. After 0.6 miles take the right hand turn onto Plough Lane, at the Plough Pub. Continue along this lane for 1.3 miles, passing over the motorway, the lane eventually becoming Ockham Lane, and the entrance to Hatchford Court will be found on the left hand side of the lane, between two tall hedges.

From London take the A3 towards Guildford. At the Wisley Interchange, take the exit (which serves as the junction of the A3 and the M25). At the roundabout, take the second exit as if to re-join the A3 towards Guildford and after 0.4 miles turn left off

the slip road onto Old Lane signposted to Ockham Common and Martyr's Green. Continue along this lane for approximately 1.1 miles, before taking a left hand turn down Ockham Lane, by The Black Swan Pub. Continue along the lane for 0.6 miles and the entrance to Hatchford Court will be found on the right hand side of the lane, between two tall hedges.

VIEWINGS

Strictly by appointment with the sole selling agents, Savills.

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