



Contemporary Huf Haus

Darien House, Seven Hills Road, Cobham, Surrey KT11 1EU

Freehold





Built in 2005 with the architectural harmony of wood and glass • the highest quality, design, innovation and ecology • striking features • perfect for entertaining • set within woodlands • south west facing gardens

Local information

Seven Hills Road forms the main road linking the pleasant and popular Surrey commuter towns of Weybridge and Cobham.

Weybridge includes St George's Hill, an area of 900 acres which includes a championship golf course and private lawn tennis club, surrounded by some of the most exclusive houses in the UK.

Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket, plus a good mix of bars and restaurants.

Cobham is a charming town set on the banks of the River Mole. It retains a village atmosphere and many boutique shops in addition to two large supermarkets. The local area is served by an excellent selection of highly regarded state and private schools for all age ranges.

The property is excellently placed for transport links, with road access to London via the A3 junction (0.8miles) and access to the general motorway network via the M25 (Junction 10, 2.8 miles). The mainline train station at Weybridge is 2.7 miles away and offers a regular direct service to London Waterloo (28 minutes). Please note all distances are approximate.



About this property

This 21st Century home provides open plan living space and a luxury contemporary finish.

The striking floor to ceiling, double glazed windows and double height ceilings make the most of the beautiful private garden, which can be enjoyed on all sides. External electric shutters provide a sun screen and additional privacy if required.

Under floor heating means the temperature within the house is always comfortable.

The flexible living space is arranged over three floors. There are four distinct living, dining, work and play areas on the ground floor, as well as a kitchen and cloakroom.

On the first floor, is the main bedroom suite and dressing area, two further bedrooms all of which open onto their own balcony. One has its own mezzanine level, making this the perfect bedroom for a teenager. There is also a family shower room.

The lower ground floor comprises a generous media room and two further bedrooms, which all open onto a patio area. There is also a gym, sauna and shower complex and separate spacious utility room.

The house is set amidst an acre of beautiful gardens, professionally designed landscaping and mature trees, all of which is discreetly located behind gates for added seclusion and privacy. Patio areas to rear and side provide space for entertaining, all of which can be accessed through sliding doors.

A separate double garage block is located in the grounds.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

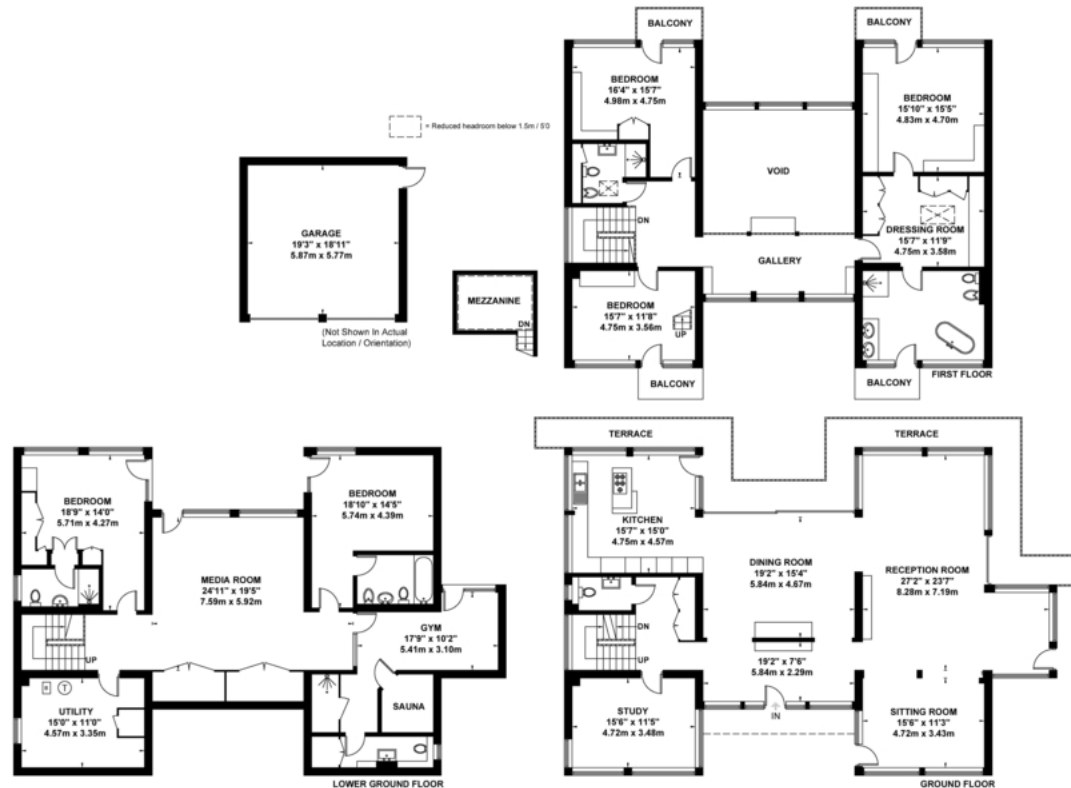
Strictly by appointment with Savills





Seven Hills Road, Cobham

Approximate Gross Internal Area = 500.5 sq m / 5387 sq ft
 Garage = 33.6 sq m / 361 sq ft
 Total = 534.1 sq m / 5748 sq ft



Exposure House © 2020
 www.exposure.house

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 purpose only. Measured and drawn 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	84	86
(69-80) C		
(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	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02028071 Job ID: 144738