



D'Abernon Drive

Cobham | Surrey

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4 Beds | 2 Baths | 152.2 | 1,638
FREEHOLD | HOUSE | SQ M | SQ FT

This four bedroom, two bathroom family home has been lovingly designed and extended providing fantastic open plan living space for family life and entertaining.

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- Beautifully designed family home
- Open plan kitchen / dining / family room with bi-fold doors leading onto large patio
- Private south facing garden
- Sitting room
- Cloakroom & utility
- Primary bedroom with ensuite and Juliet balcony
- Three further bedrooms
- Stylish family bathroom
- Gravel driveway with parking for several cars
- Two minute walk to Cobham train station
- Garden office & store
- EPC: C

This beautifully designed four bedroom, two bathroom family home is found in a tranquil location just a short walk from Cobham & Stoke d'Abernon train station and village life of both Cobham and Stoke d'Abernon.

A welcoming family home, perfect for entertaining or for the hustle and bustle of family life. With a stylish kitchen, dining, family room with bi-fold doors perfect for inside / outside living for the warmer days with the benefit of a stylish sitting room when it's not barbecue weather.



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Exploring the home...

As you arrive at the house, you are immediately drawn to the light and bright kitchen, dining and family room, flooded with light and views out to the south facing private garden.

The kitchen is well designed and is the perfect family and entertaining space, with large island and Bosch appliances including built in double oven, gas hob, and dishwasher with good storage.

The ground floor has a stylish cloakroom and moving to the front of the house you will find the inviting sitting room which, as with the rest of this lovely home, is flooded with light.

Upstairs to the first floor are two double bedrooms and a single bedroom all with good height ceilings giving that extra feeling of space and the family bathroom with fabulous large bath.

As you move to the top floor, the light and bright staircase leads you to the sanctuary of the primary bedroom with a Juliet balcony and plenty of space for the super king bed with a stylish ensuite bathroom.

Moving to the outside space, to the front of the house is a gravel driveway with parking for several cars with pretty planting and to the rear of the house you are led to the patio and a wide south facing garden with the bonus of a spacious garden office / gym, which has great storage behind for all your garden needs.



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Village life...

Cobham is a thriving Surrey village located in the Borough of Elmbridge, nestled on the banks of the River Mole, c17 miles south west of London and just 10 miles from Guildford. It is within the M25 which positions it well for both families and commuters alike.

With beautiful places to visit locally including Painshill Park, RHS Wisley and the newly opening The Garden Cobham (formerly The Medicine Garden), to name just a few, it has a great balance of gorgeous green spaces and countryside.

Cobham High Street has a great deal to offer with a good selection of independent businesses catering for most needs including a local butchers, juice bar, boutique gym, gift shops, deli, cafes and fashion boutiques to the more familiar names of Waitrose, The Ivy Cobham, Space NK, Pizza Express and the recently opened Coppa Club.

There is an abundance of schools, including state, private and an international school. In easy reach of the village are several golf courses, rugby, football, tennis and cricket clubs and plenty more outdoor activities to explore.

The train station is just a few minutes walk away, past some great local shops including a café, deli and hairdressers. Journey time into Waterloo is c40 minutes and the nearby A3 provides routes into London and the M25 with good links to both Heathrow and Gatwick airports.

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...and relax

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for the chef...

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for the end of the day...

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floorplan

D'Abernon Drive, Stoke d'Abernon, Cobham KT11

- House GIA - 130.71 sq m (1,407 sq ft)
- Garden office & store - 21.46 sq m (231 sq ft)
- Total - 152.17 sq m (1,638 sq ft)
- Services: All mains services
- Elmbridge Borough Council
- Viewings strictly by appointment with brix
- Full EPC is available upon request

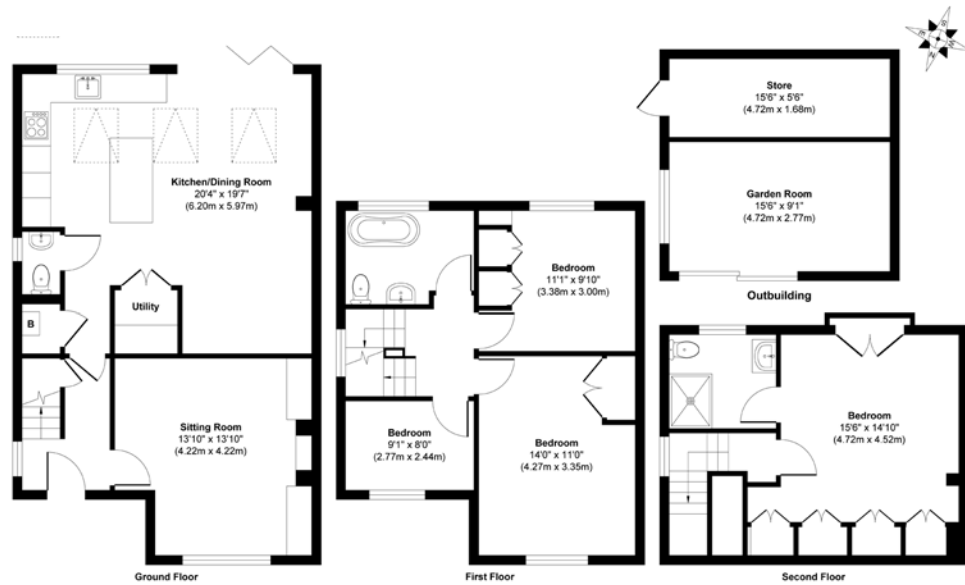


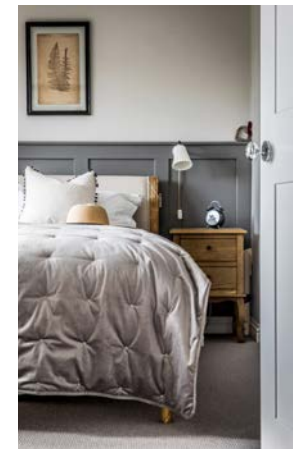
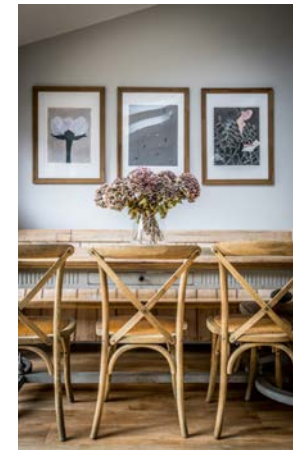
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B51 B
69-80	C	701 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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