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# Freelands Road

Cobham | Surrey

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Cobham | Surrey



£835k  
FREEHOLD

3 Beds  
HOUSE

156.6  
SQ M

1,685  
SQ FT

A stunning family home within walking distance to Cobham Village which has been lovingly modernised and extended providing fantastic open plan living for family life and entertaining.



## Freelands Road

Cobham | Surrey

### Freelands Road | Cobham

- Entrance hall
- Sitting room
- Kitchen | family room
- Utility room
- Cloakroom
- Master suite
- Bedroom 2 with ensuite
- Bedroom 3
- Family bathroom
- South facing rear garden
- Garden office with A/C
- Off street parking

This fantastic family home is located just a few minutes walk away from village life.

A beautiful family home with great open plan living which is perfect for entertaining or for the hustle and bustle of family life. Flooded with light with views onto the garden, the space is just perfect for inside / outside living for the warmer days with the benefit of a very inviting sitting room to the front of the house for when it's not barbecue weather.

Upstairs takes you to the three double bedrooms, two of which are ensuite with the addition of a great family bathroom. The feeling of space and light is in abundance in this well designed family home.

CLICK on IMAGE to see film:



## Freelands Road

Cobham | Surrey

### Exploring the home...

As you arrive you are drawn through the spacious entrance hall to the heart of this home, a striking kitchen, dining and family room flooded with light from the bi-fold doors which lead straight onto a large patio and garden, perfect for chilled family time or entertaining.

To the front of the house is an inviting sitting room with large bay window giving the flexibility of opening up onto the kitchen family room or to be a great separate space.

The utility, just off the kitchen provides lots of storage and side access to the house and there is a stylish cloakroom just off the hall.

Upstairs to the first floor the spacious landing leads you to the first of three double bedrooms. This bedroom has plenty of storage and a high spec ensuite bathroom with duravit fittings. To the front of the house is a further double bedroom and family bathroom, both of which have plantation shutters.

As you move to the top floor, the staircase is flooded with light leading you to the sanctuary of the double aspect master suite. As with the rest of the house, the bedroom is thoughtfully designed with stylish plantation shutters, has great storage and large ensuite with stylish duravit fittings.

A bonus feature is the spacious air conditioned home office tucked at the end of the garden.







### *About Cobham...*

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 the Medicine Garden, Painshill Park and RHS Wisley, 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, cafés and fashion boutiques to the more familiar names of Waitrose, The Ivy Cobham, Space NK and Pizza Express.

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.

Freelands Road is conveniently located within easy reach of Cobham & Stoke d'Abernon station which is c35 minutes into Waterloo. The A3 junction provides routes into London and the M25 with good links to both Heathrow and Gatwick airports.

CLICK ON IMAGE below to view Cobham film





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...and relax

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*Freelands Road*  
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for the chef...

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*Freelands Road*  
Cobham | Surrey

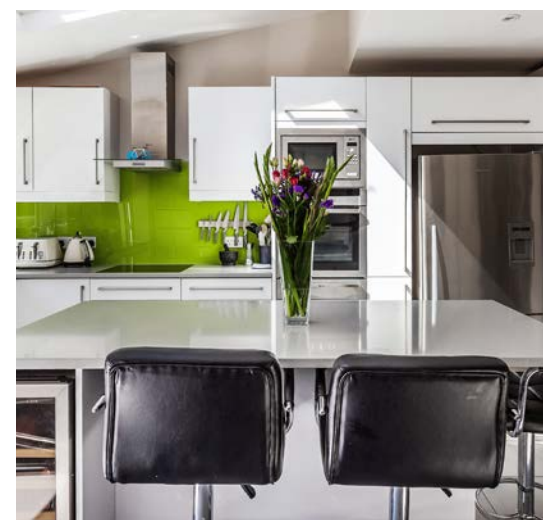




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for the end of the day...



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## Floorplan

Freelands Road, Cobham, KT11

### Approximate Gross Internal Area

- Total - 156.6 sq m (1,685 sq ft).
- House 133.7 sq m (1,439 sq ft) Garden Office 22.9 sq m (246 sq ft)
- Services: All mains services
- Elmbridge Borough Council
- Viewings strictly by appointment with brix
- Full EPC is available upon request

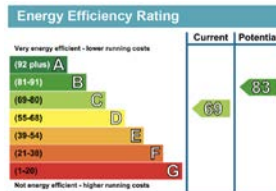


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