





£650k	2/3 Beds	102.94	1,108
FREEHOLD	HOUSE	SQ M	SQ FT

This fantastically located spacious two bedroom Victorian cottage overlooks Tilt Green, in the Tilt Conservation Area, with views over open fields to the rear. This sought after location is just a short walk away from both village life and the train station.

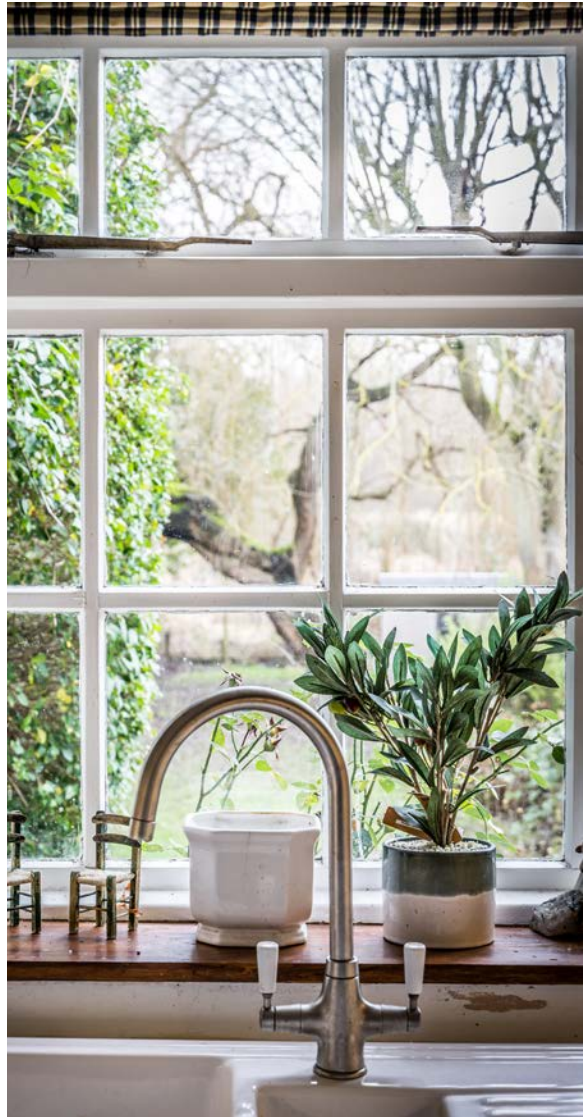
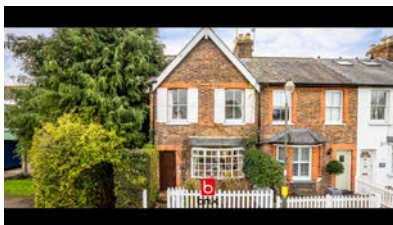
Tilt Road | Cobham

- Located in Tilt Conservation Area
- Open plan sitting room / dining area
- Kitchen with views over garden
- Two double bedrooms
- Family bathroom
- Loft room, versatile for use as a third bedroom and home office
- Large south facing garden
- Close to Cobham village and train station
- EPC: E

This spacious and light two double bedroom Victorian cottage is in a fantastic location, within the Tilt Conservation Area and just a short walk from Cobham life and the train station.

With views over Tilt Green at the front of the cottage, the large garden looks out onto open fields as far as the eye can see.

CLICK on IMAGE to see film:



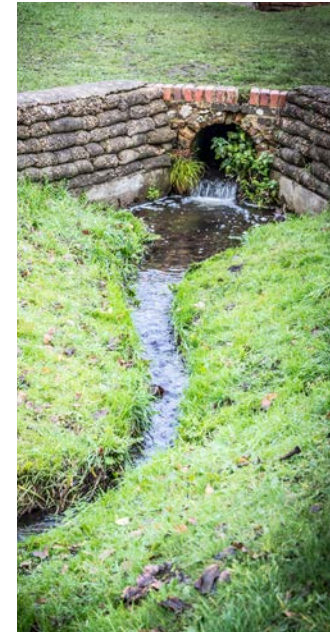
Exploring the home...

As you arrive at the Victorian cottage you are welcomed with a white picket fence and enter through the striking wooden door, leading into the large open plan living space with a clearly defined dining area. The sitting room is flooded with light from the large bay window which overlooks the picturesque Tilt Green. This leads you through to the recently updated kitchen and out into the large garden, with uninterrupted views across the open fields.

Upstairs to the first floor are two double bedrooms. The main bedroom has two large sash windows with Victorian fireplace and the bright spacious room overlooks Tilt Green whilst the second bedroom has lovely views of the garden and open fields. As with all the rooms on this floor, the large bathroom also features a stunning Victorian fireplace and large sash window.

The staircase to the loft room has a lovely feature window as you are led to the top of the house which could be used as a third bedroom and home office.





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.

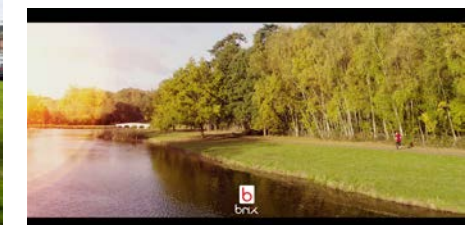
With beautiful places to visit locally including Painshill Park, RHS Wisley and the newly opening The Garden Cobham (formerly The Medicine Garden), to name just a few, it has a great balance of gorgeous green spaces and countryside.

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, cafés 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 takes c40 minutes into Waterloo and 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





...and relax





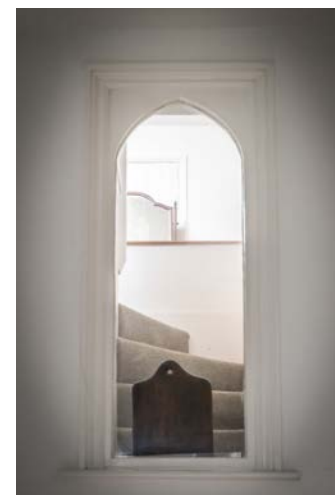


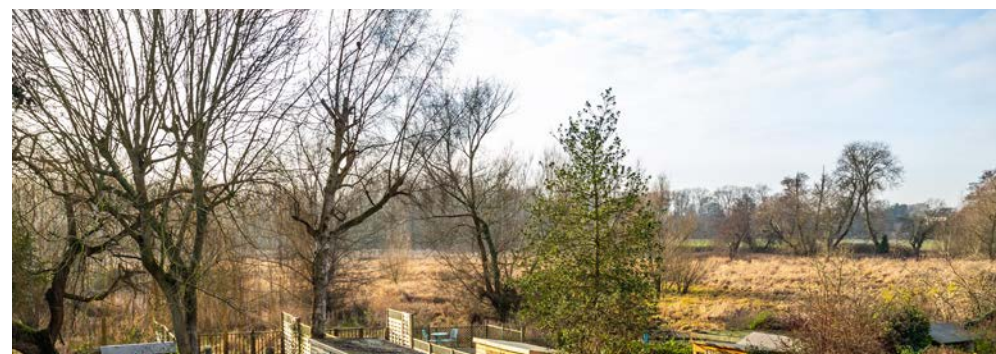
for the chef...



for the end of the day...









Floorplan

Tilt Road, Cobham, KT11

- Total GIA - 102.94 sq m (1,108 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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