

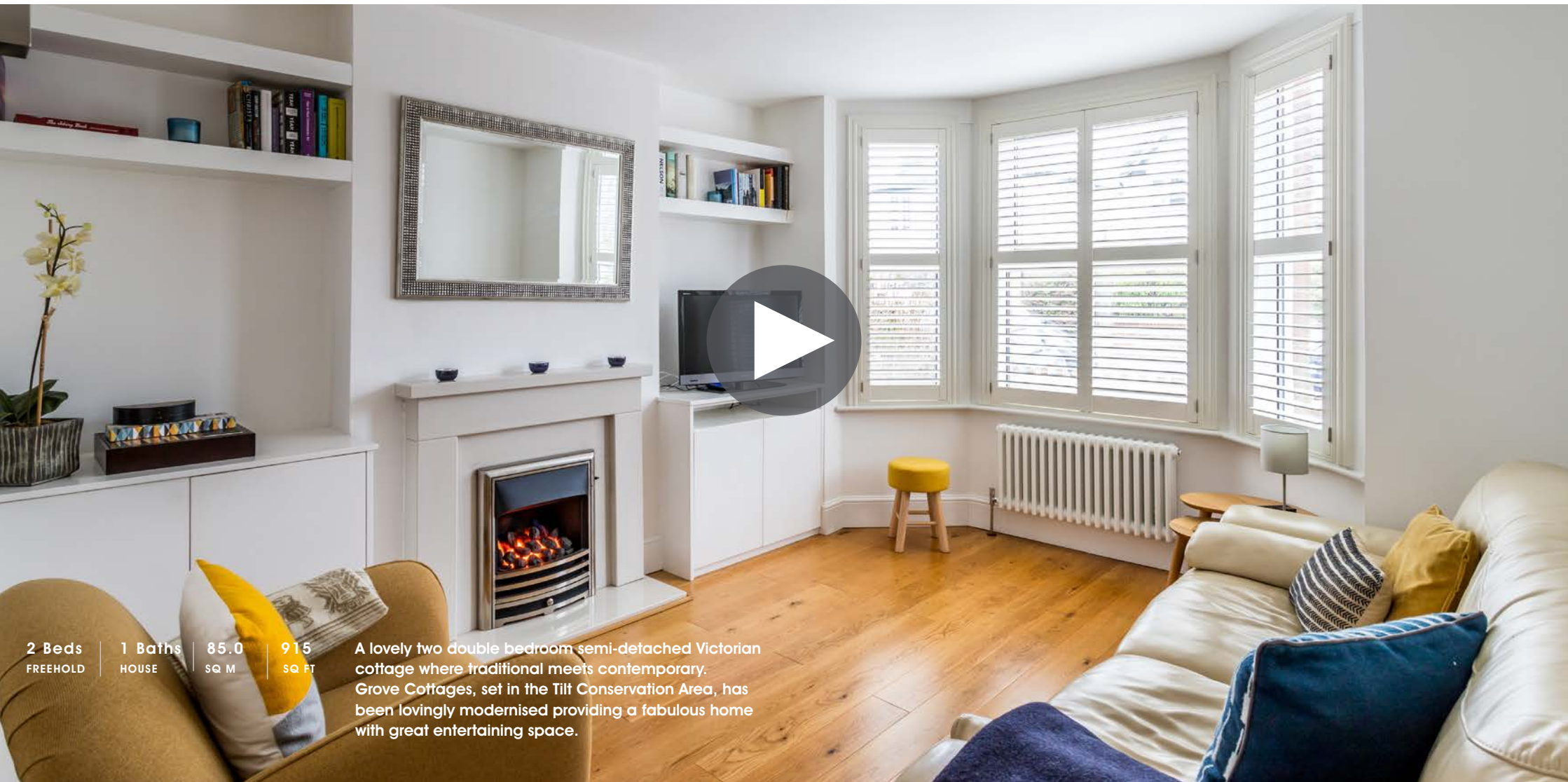


GROVE COTTAGES

Cobham | Surrey

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2 Beds
FREEHOLD

1 Baths
HOUSE

85.0
SQ M

915
SQ FT

A lovely two double bedroom semi-detached Victorian cottage where traditional meets contemporary. Grove Cottages, set in the Tilt Conservation Area, has been lovingly modernised providing a fabulous home with great entertaining space.

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Elm Grove Road | Cobham

- Located in the highly desirable Tilt Conservation Area
- Ten minute walk to both Cobham and Cobham & Stoke D'Abernon train station
- Semi-detached Victorian cottage
- South easterly facing rear garden
- Entrance hall
- Sitting room
- Kitchen / dining / family room
- Cloakroom
- Principal bedroom with en-suite
- Double bedroom
- Planning has been granted to create a second floor third bedroom with ensuite

This semi-detached Victorian cottage is tucked away in a fantastic and peaceful part of Cobham, yet just a short walk from village life and Cobham and Stoke D'Abernon train station.

A beautiful home to welcome you, whether it's a cosy evening on a winter's night in front of the fire entertaining any time of the year, or a chilled evening on the patio.

The modern kitchen / dining / family room really is versatile with views straight out to the long and private rear garden.



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Exploring the home...

As you arrive at Grove Cottages you are led into the large open space of the kitchen / dining / family room with a lovely garden view and a cloakroom. Out into the garden, which is generous and private, there is a patio which is fantastic for entertaining on long Summer nights when the private space really comes into its own.

To the front of the house is the sitting room with welcoming contemporary fireplace which is extra cosy in the winter months and the room is flooded with light from the large bay window dressed with plantation shutters.

Upstairs to the first floor are two double bedrooms, one to the front of the house and the main bedroom to the rear with a garden view. The modern bathroom has a large roll top bath and separate shower.

Elm Grove Road sits in the Tilt Conservation area, perfectly positioned between Cobham village and train station with stunning views out to open countryside at the end of the road.

Planning

Application no: 2021/2527
Planning has been granted to create a second floor with a rear dormer and velux windows to the front elevation. This provides a fantastic opportunity to create a third bedroom with ensuite.



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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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for the chef...

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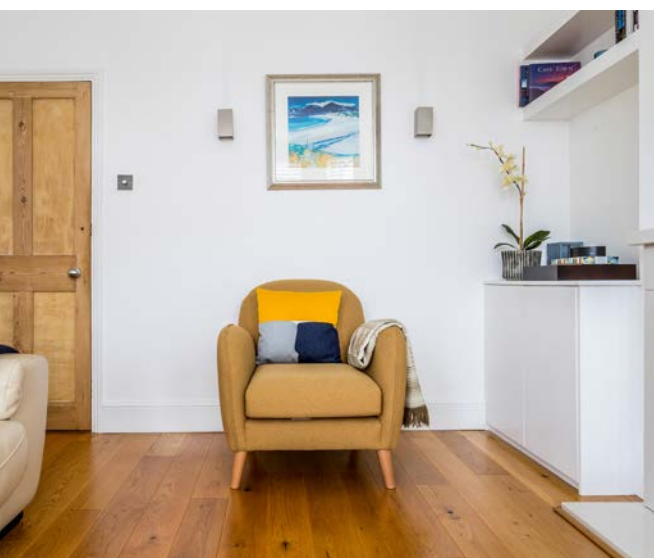
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and relax...

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for the end of the day...

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Existing floorplan

Elm Grove Road, Cobham KT11

- Total GIA - 85.0 sq m (915 sq ft)
- Services: All mains services
- Elmbridge Borough Council
- Viewings strictly by appointment with brix
- Full EPC is available upon request

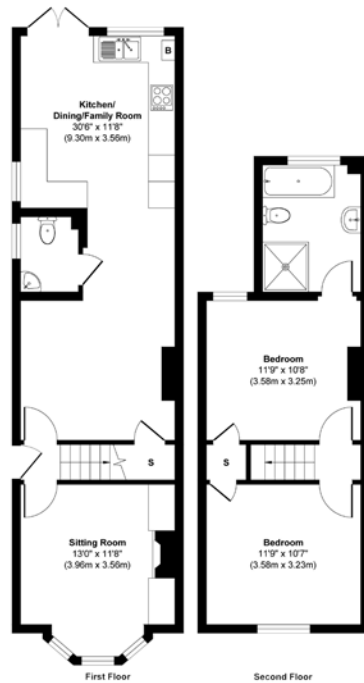


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+44 (0)1932 863563
brixproperty.co.uk
hello@brixproperty.co.uk

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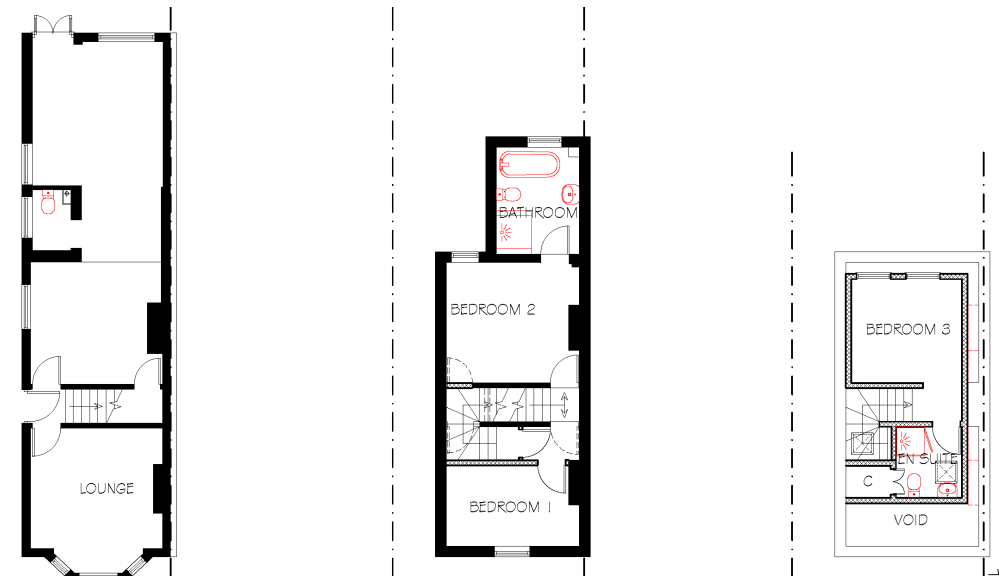
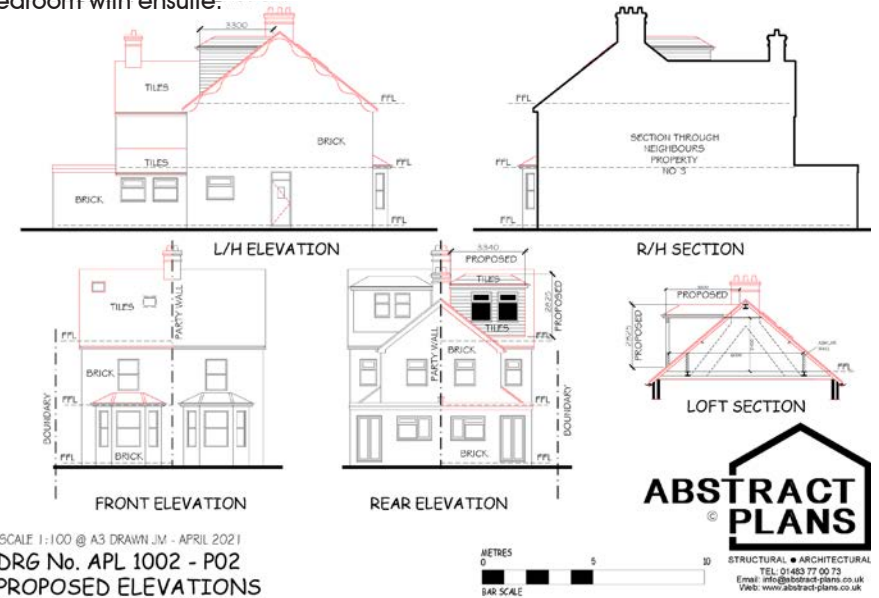
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

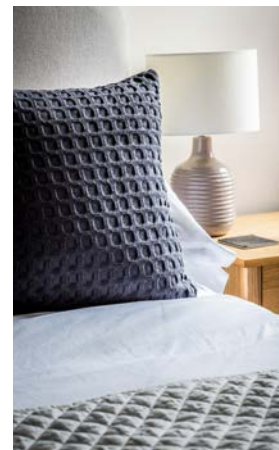
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