

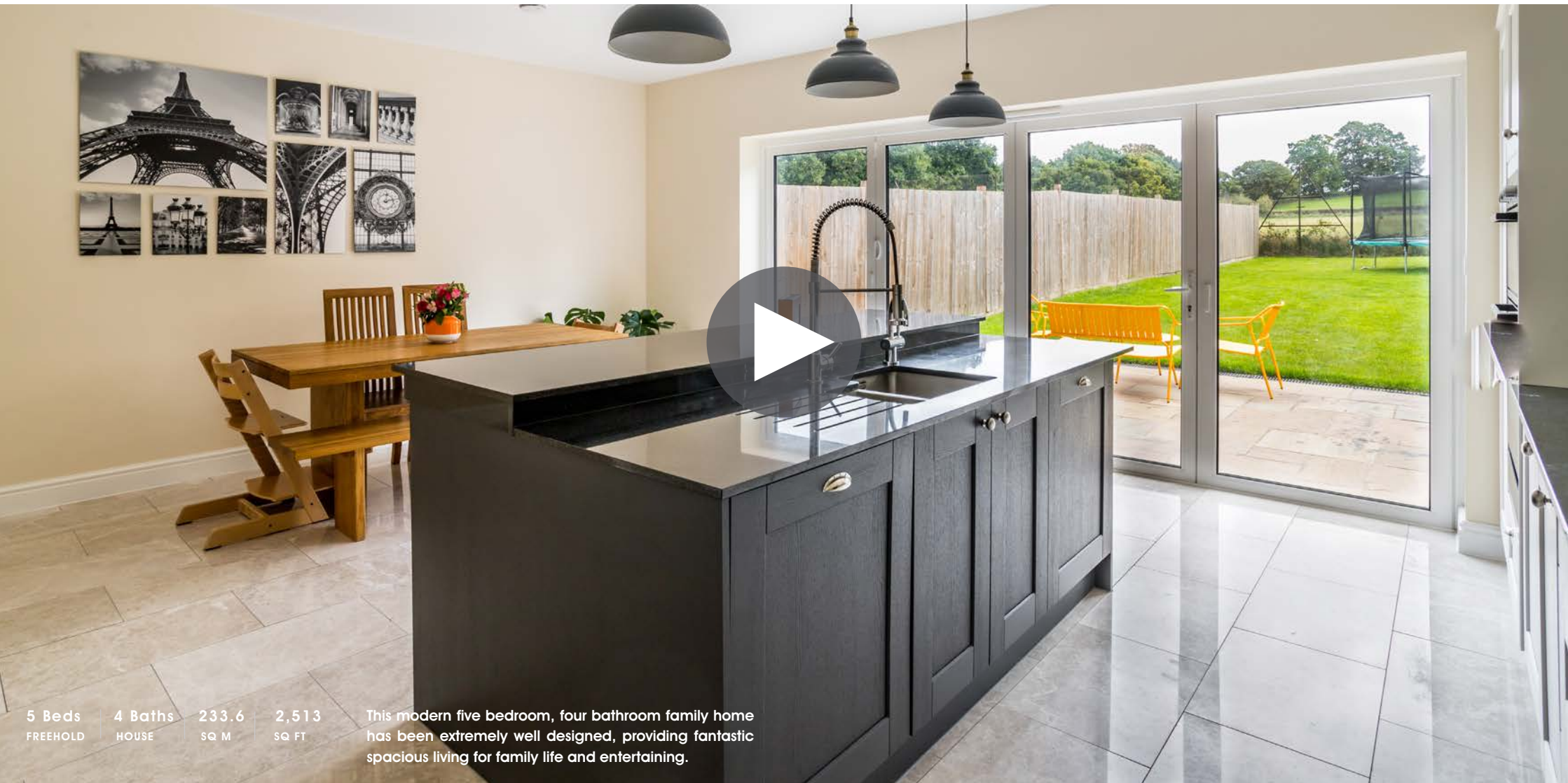


# ALDER HOUSE

Cobham | Surrey

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5 Beds  
FREEHOLD

4 Baths  
HOUSE

233.6  
SQ M

2,513  
SQ FT

This modern five bedroom, four bathroom family home has been extremely well designed, providing fantastic spacious living for family life and entertaining.



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## *Alder House | Cobham*

- Spacious modern family home with over 2,500 sq ft of well designed living space
- Stunning views to open countryside
- Open plan kitchen / dining room with bi-fold doors leading onto patio
- Private south facing garden
- Sitting room with large bay window and in wall fireplace
- Primary bedroom with ensuite and dressing room
- Bedroom 2 and 3 both with ensuite
- Two further double bedrooms with bathroom arranged over the second floor
- Paved driveway with parking for several cars and 'Pod Point' EV charging point
- Underfloor heating throughout ground floor
- Solar PV panels providing electricity to the home
- Walking distance to Oxshott station & Oxshott village
- EPC: B

This spacious five double bedroom, four bathroom family home was built in 2020 and provides great versatility with over 2,500 sq ft of living space. Located between the villages of Cobham and Oxshott, Alder House is set in a quiet location with rare views out to stunning open countryside.

A well designed family home to welcome you, perfect for entertaining or for the hustle and bustle of family life. With a stylish kitchen / dining room with large bi-fold doors, perfect for inside / outside living for the warmer days with the benefit of two reception rooms providing great versatility for a family home.



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## *Exploring the home...*

As you arrive at the house, you are welcomed into the spacious hallway and led through the house to the bright open plan kitchen / dining room which leads you to the garden view and beyond to the lovely open countryside.

The kitchen is well designed with a large island and is perfect entertaining space, with built in double oven and warming draw, induction hob, good size wine fridge and good storage, in addition to the benefit of underfloor heating throughout the ground floor. As with many aspects of this home, the space has been well designed with a utility room just off the kitchen.

To the front of the house is the sitting room with large bay window and in wall Dimplex fireplace which is a calm haven, particularly in the winter months. The second reception room in the middle of the house adds versatility and could be used as a playroom, snug or cinema room, giving great flexibility for family life. The hall has been thoughtfully designed with a spacious entrance hall area and a cloakroom.

Upstairs to the first floor the generous landing leads you to the rear of the house where you find the primary bedroom with lovely views over the private south facing rear garden with unspoilt views out to open countryside. This room is a great haven with its ensuite shower room and separate dressing room. Moving towards the front of the house is the middle double bedroom with stylish ensuite with bath and to the front of the house is a bright double bedroom with stylish ensuite shower room.

A significant benefit of this home is the top floor was designed from the outset, resulting in a sweeping staircase to take you to the second floor with a large double bedroom to the rear, flooded with light and unhindered views, a well designed shower room and the fifth bedroom / office to the front of the house.

Moving to the outside space, arriving at Alder House there is a paved driveway with parking for several cars with pretty planting and to the rear is a patio and good sized garden with incredible countryside views which are stunning in all seasons.



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## *About Cobham & Oxshott*

Alder House is just 2 miles from the centre of Cobham and under 1 mile from the centre of Oxshott.

Cobham and Oxshott are highly desirable Surrey villages located in the Borough of Elmbridge, c20 miles from London and just 14 miles from Guildford and c3 miles from Esher. It is within the M25 which positions it well for both families and commuters alike.

Cobham is the larger of the two villages and is a thriving Surrey village. With beautiful places to visit locally including Painshill Park, RHS Wisley and Oxshott Heath, which offers wonderful walks, cycle tracks and bridle paths, the local area has a great balance of gorgeous green spaces and countryside with two great high streets only a few minutes away.

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 more recently opened Coppa Club.

Oxshott High Street provides a great selection of shops including cafes, restaurants and great pubs, in addition to a local butcher, pharmacy, boutique gym and hairdressers.

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.

Alder House is conveniently located within easy reach of Oxshott 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.



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for the chef...



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and relax...





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for the end of the day...





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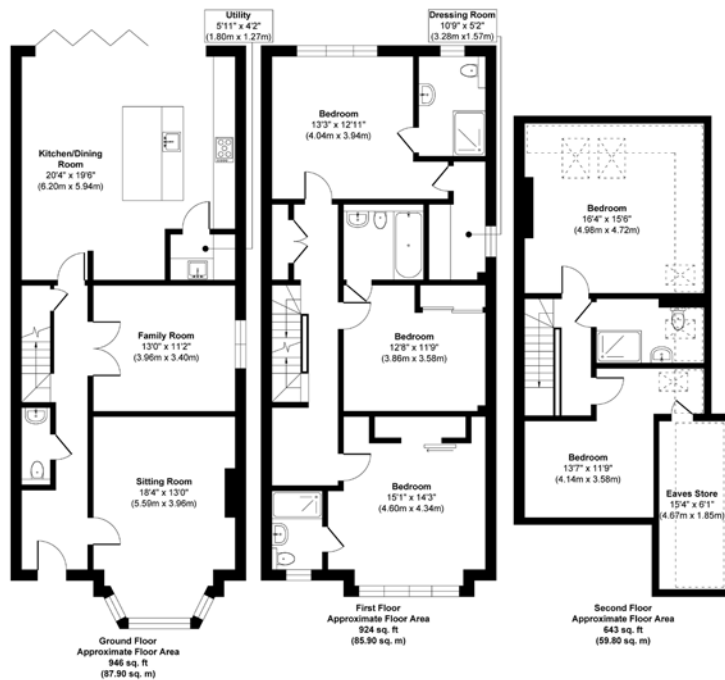
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## floorplan

Waverley Road, Stoke d'Abernon, Cobham KT11

- Total GIA - 233.60 sq m (2,513 sq ft)
- Services: All mains services
- Elmbridge Borough Council
- Viewings strictly by appointment with brix
- Full EPC is available upon request

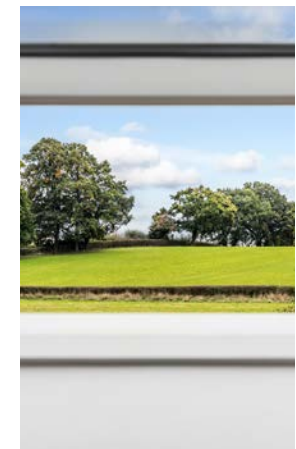
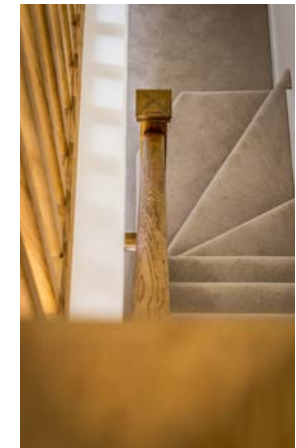
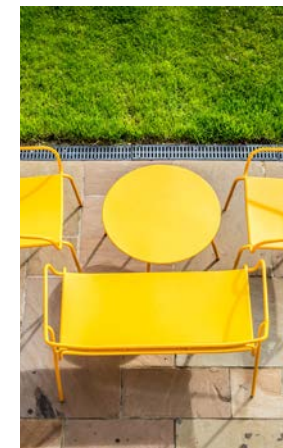
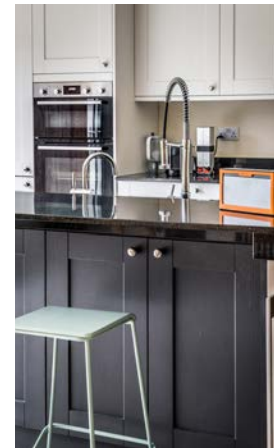


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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89   B	89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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