



SPENCER ROAD, COBHAM, SURREY KT11

FAIRMILE
REAL ESTATE

SPENCER ROAD

COBHAM, SURREY KT11

A beautifully presented, three-double bedroom semi-detached Victorian home

An immaculately presented and extended three double bedroom semi-detached Victorian house, located in a secluded residential street whilst moments from Cobham High Street.

The ground floor comprises a reception to the front with feature bay and sash window, whilst the rear offers a wonderful open-plan kitchen/family/dining room. The kitchen boasts an island with breakfast bar along with a range of integrated appliances, whilst bi-fold doors open up to the garden. Additional features include a generous, separate utility room and downstairs W.C.

The first floor offers two wonderful double bedrooms, the first of which spans the width of the house, whilst the second incorporates a beautiful vaulted ceiling, as well as family bathroom.

The loft has been converted to include an additional double bedroom and second bathroom, whilst scope is also offered to extend further (subject to the necessary consents).

Externally, the property opens out onto very well-maintained rear garden, whilst an incredibly useful garden office/home studio has been installed in recent years offering additional, flexible living/work space. A useful passageway provides side access back to the front of this pretty family home.

Features

- Three double bedroom Victorian semi-detached house
- Two bathrooms
- Extended to the rear on the ground floor and into loft
- Garden Studio / Home Office
- Immaculately presented throughout
- Moments from Cobham High Street





Spencer Road is an incredible popular, residential street in the heart of Cobham Village. Despite its quiet location, it is situated within a stone's through of the High Street. Whilst not as obvious by road, a convenient footpath allows for invaluable access not only to the High Street but towards the railway station.

It falls within the catchment for very well regarded schools whilst situated within a short walk of the green open spaces of the Leg O'Mutton Field and Cobham Recreation Ground.

Cobham's High Street offers a comprehensive choice of shops and restaurants whilst perfectly blending independent, boutique brands and wider-known names to create an inviting hub to accommodate all.

Its mainline railway station also provides a convenient and direct connection to London Waterloo in as little as 42 minutes. Alternative routes into, out and around London are easily accessed via the A3 and M25.

For larger open spaces, Cobham boasts Painshill Park - an award-winning 18th century landscape garden spanning 158 acres and includes beautiful vistas, dramatically placed garden buildings and the Serpentine Lake.

Tenure | Freehold
EPC Rating | C
Council Tax Band | E





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3 Internal Area | 1239 sq ft / 115 sq m (including garden studio)



Fairmile Real Estate Limited

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale



Important Information

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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