



PORTSMOUTH ROAD, COBHAM, SURREY KT11

FAIRMILE
REAL ESTATE

PORTSMOUTH ROAD

COBHAM, SURREY KT11

A well-proportioned home with fabulous entertaining space

An excellently proportioned and extended, two double bedroom end of terrace home, located within the catchment for Cobham Free primary and secondary schools (CFS).

The ground floor comprises a large, separate reception to the front of the house with feature bay window and decorative fireplace, whilst the rear has been extended extensively to provide a wonderful open-plan reception/kitchen/dining room, complete with island and bi-fold doors, which then spills out onto a bright rear garden.

The first floor offers two double bedrooms, the largest of which spans the width of the house, along with a generous four-piece family bathroom.

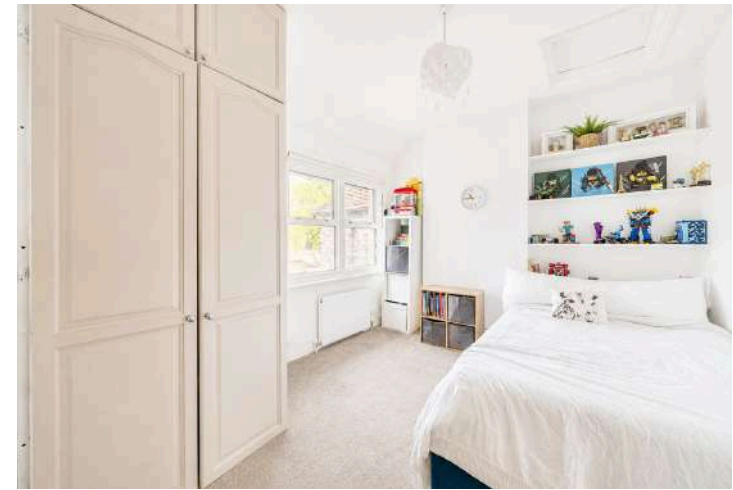
The property offers substantial scope to extend further in the form of a loft conversion, which would easily provide an additional double bedroom and bathroom, all subject to the necessary permissions.

Externally, the property opens out onto a generous garden with rear access along with well-proportioned garden studio.

Features

- Two double bedroom end of terrace house
- Extended on the ground floor to the rear
- Garden studio
- Catchment for CFS primary & secondary schools
- Scope to convert loft (STPP)
- 1086 sq ft/ 101 sq m





Located just a 0.5 mile (10 minute walk) of the High Street, the property also falls within the catchment for very well regarded junior, primary and secondary schools, including Cobham Free School and St Andrews CofE.

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.

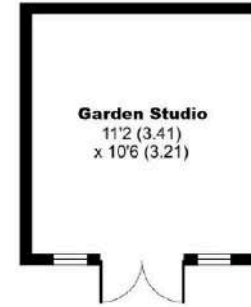
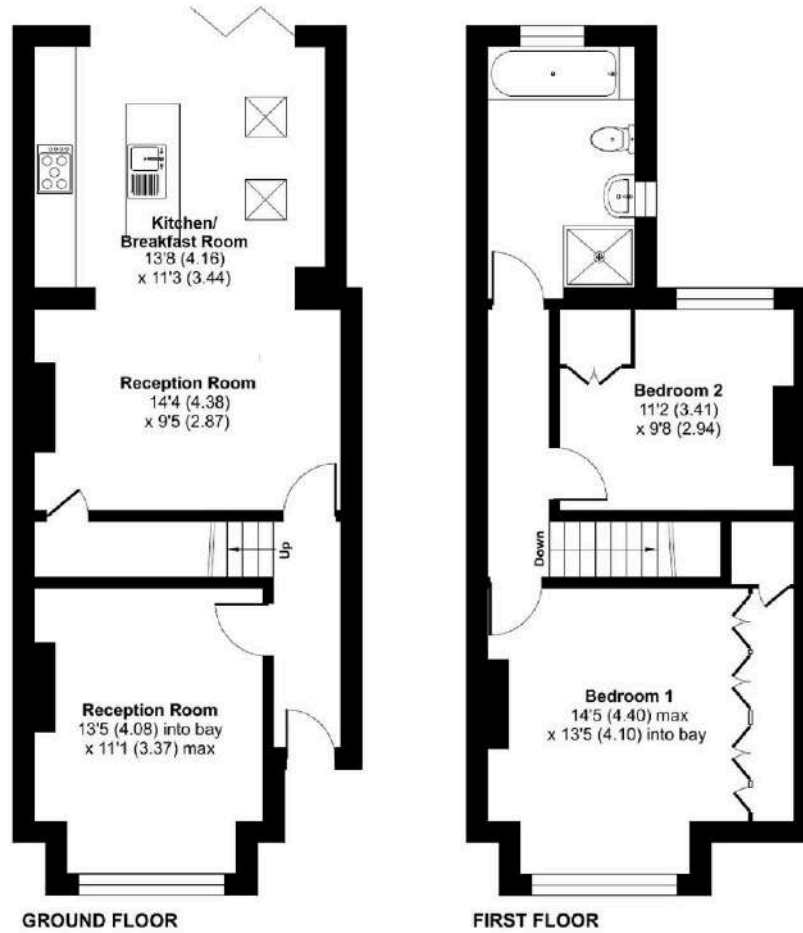
Its mainline railway station also provides a convenient and direct connection to London Waterloo in as little as 42 minutes. Alternative routes into, out and around London are easily accessed via the A3 and M25.

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 building and the Serpentine Lake.

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

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Approximate Gross Internal Area | 1086 sq ft / 100.8 sq m (including Garden Studio)



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.

Fairmile Real Estate Limited

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



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