



SPENCER ROAD, COBHAM, SURREY KT11

**FAIRMILE**  
REAL ESTATE

# SPENCER ROAD

COBHAM, SURREY KT11

Four bedroom semi-detached home  
with off-street parking and  
south-facing garden

An exceptionally broad and well proportioned four bedroom semi-detached family home with off-street parking and south-west facing garden, whilst located moments from Cobham village.

Extended to the side on both the ground and first floor as well as to the rear, this rarely available opportunity boasts ample and flexible living space throughout.

The ground floor comprises a wonderful open plan kitchen/reception/dining room - an ideal family and entertaining space, separate reception to the front as well as study. A separate utility room and W.C. are also provided along with additional, side entrance.

The first floor has been extended and offers four generous bedrooms and two bathrooms, one of which is en-suite. Furthermore, the loft has been extended in part, with dormered and skylight windows, in preparation for further conversion and preferred configuration.

Externally, the property opens out onto an incredibly bright, south-west facing garden, mainly laid to lawn with patio area and side passage providing access to the front of the house, which in turn provides ample off-street parking.

## Features

- Four bedroom semi-detached house
- Off-street parking
- South-West facing garden
- Two bathrooms
- Moments from the High Street
- Convenient for the railway station





Spencer Road is an incredibly 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 | F





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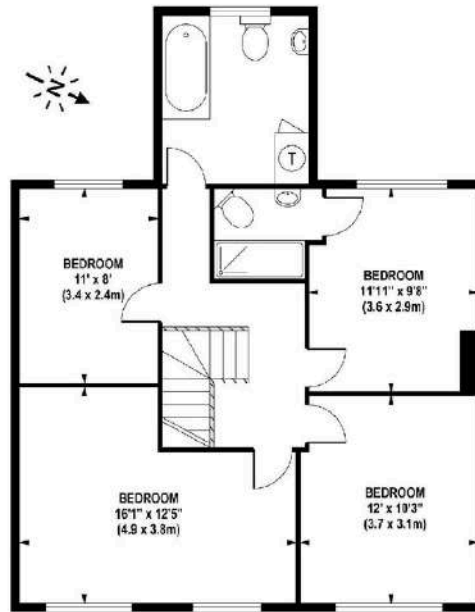
Approximate Gross Internal Area | 1636 sq ft / 152 sq m (excluding Loft)

Loft | 429 sq ft / 40 sq m

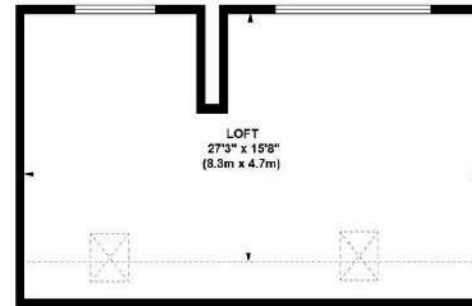
Total | 2065 sq ft / 192 sq m



GROUND FLOOR



FIRST FLOOR



### 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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