



PENDENZA, COBHAM, SURREY KT11

FAIRMILE
REAL ESTATE

PENDENZA

COBHAM, SURREY KT11

A beautiful three double bedroom detached family home

A very well-presented three double bedroom detached family house with westerly facing garden, set within a gated development and just 0.4 miles (8 min walk) from the railway station.

This wonderfully bright family home comprises two receptions with feature opening between the two as well as a large kitchen/dining room, complete with a range of integrated appliances. A downstairs W.C. is also provided.

The first floor offers three generous bedrooms, each of which would fit double beds, along with two bathrooms, one of which is en-suite to the principal bedroom.

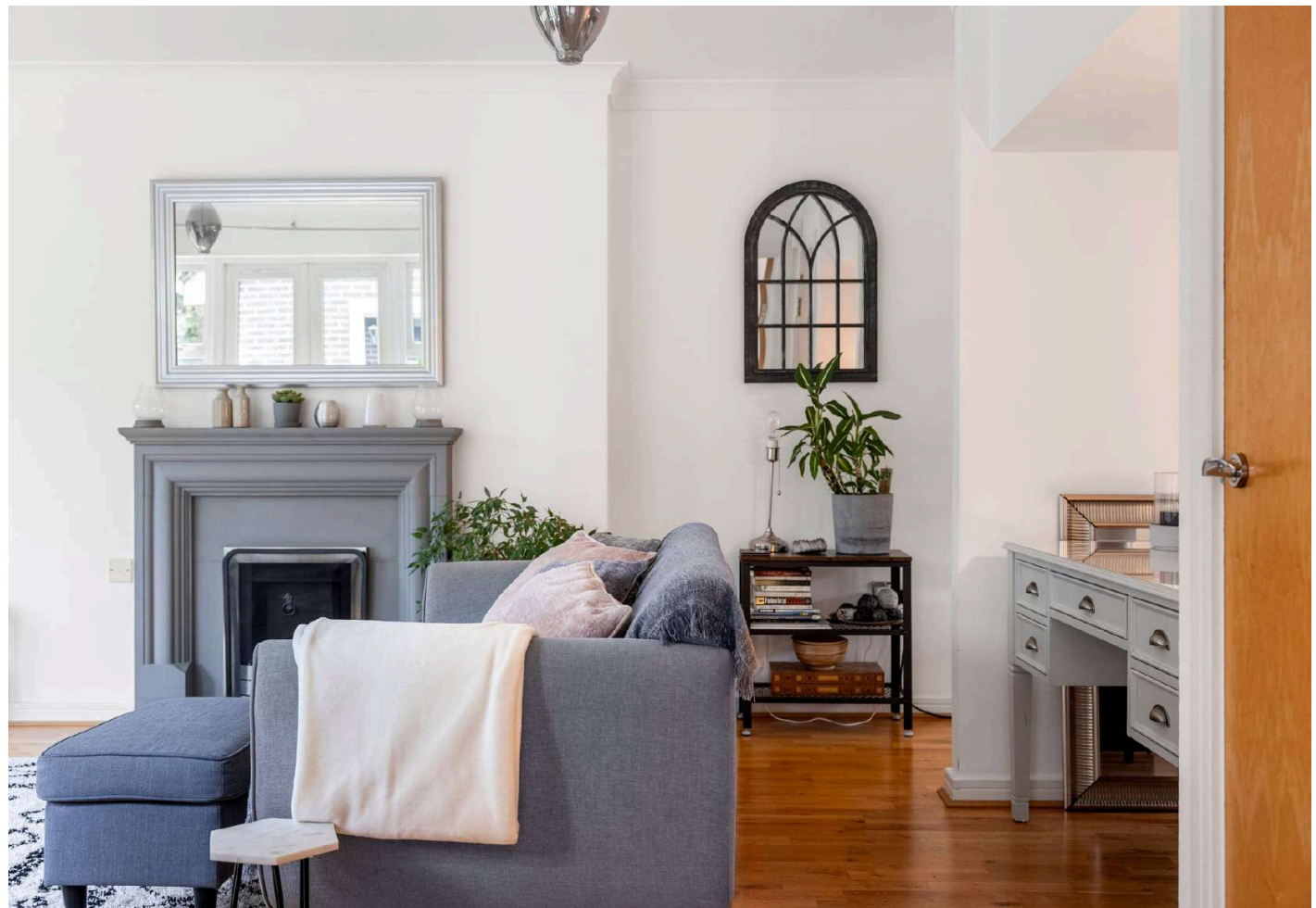
Externally, the property opens out onto a beautifully landscaped rear garden, ideal for entertaining all year round, and requiring low maintenance, whilst a side passage provides access back to the front. Furthermore, the property is provided with a generously proportioned garage, off-street parking and electric vehicle charging point. Additional visitor parking is also available within the development.

Subject to the necessary permissions, the property also offers ample scope to extend both on the ground and first floor to the rear as well as into the loft.

Tenure | Freehold
EPC Rating | TBC
Council Tax Band | F

Features

- Three double bedroom detached house
- Very well-presented throughout
- Garage
- Off street parking with EV charging point
- Gated Development
- 0.4 miles (8 min walk) from the station





Pendenza is a very popular residential street set within a gated development and conveniently located for both Cobham railway station and village. To the rear, secure gated access provides residents with exclusive pedestrian access and a 0.4 mile (8 min walk) to Cobham's mainline railway station, which offers a frequent service to London Waterloo. Alternative routes into, out and around London, including Heathrow and Gatwick airports, are easily accessible via the A3 and M25.

The property is well supplied for schooling options and include Reeds, Danes Hill, Parkside, Notre Dame, ACS Cobham International School as well as Royal Kent Primary School.

Oxshott Village Sports Club offers members a choice of Cricket, tennis, squash and padel.

For outdoor space, there is no shortage in the vicinity including its award-winning pubs. Tilt Road's historic and characterful lane offers a picturesque walk into Cobham passing The Running Mare, the River Mole, Cobham Mill and The Bear whilst those interested in open walks can stroll around Cobham Park towards Downside Common before settling for lunch, dinner or just a thirst quencher at The Cricketers.

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.

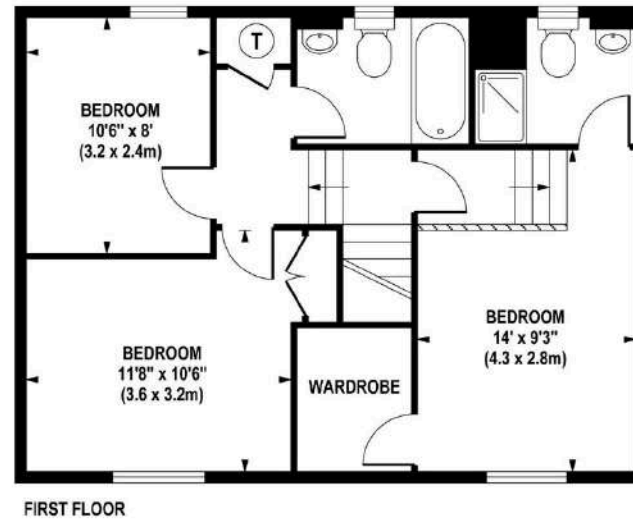
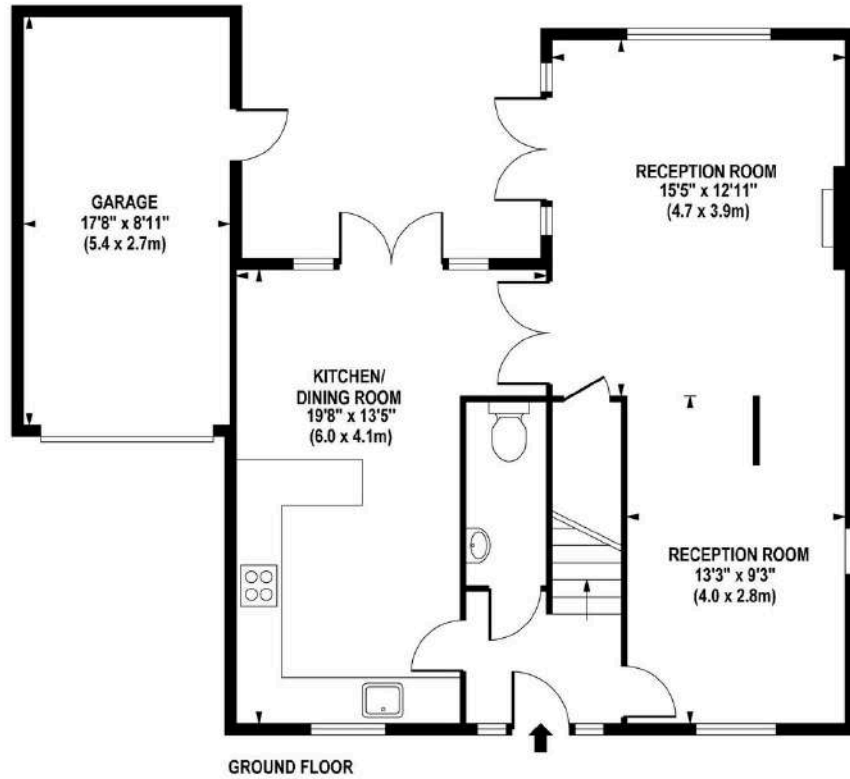
Cobham's High Street offers a comprehensive choice of shops and restaurants whilst perfectly blending independent, boutique brands and wider-known names to create an inviting hub to accommodate all.





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Approximate Gross Internal Area | 1334 sq ft / 124 sq m (including garage)



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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