



LORINERS CLOSE, COBHAM, SURREY KT11

## LORINERS CLOSE

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### FIVE DOUBLE BEDROOM HOME WITH SOUTH-WEST FACING GARDEN, GARAGE AND PARKING

An exceptionally well-proportioned and appointed, five double-bedroom semi-detached house with off-street parking, garage, south-west facing garden and views towards Painshill Park.

Arranged over three floors and measuring close to 2500 sq ft, the property provides bright and flexible accommodation throughout.

The ground floor comprises an entrance porch with reception to the front, generous lobby area with downstairs W.C. Beyond is an additional reception to the rear as well as separate kitchen and utility room, whilst a wonderful conservatory spans the width of the house and spills out onto a beautifully landscaped, south-west facing garden.

The first floor offers four double bedrooms and two bathrooms, one of which is en-suite, whilst the second floor boasts a wonderful principal bedroom including four-piece en-suite. Furthermore, an additional store room is provided and currently configured as a dressing room.

Externally, the property backs onto allotments with far-reaching views towards Painshill Park. A side passage provides access back to the front of the house and offers off-street parking and garage.

#### Features

- Five double-bedroom semi-detached house
- South-West facing garden
- Off-street parking and garage
- Three bathrooms
- 2465 sq ft / 229 sq m
- Moments from the town centre and Painshill Park





Loriners Close is a charming mews of a handful of very well-proportioned and sympathetically designed homes set just off Between Streets in Cobham.

Incredibly well-located for Cobham town centre, it is within 0.2 miles (5 min walk) of the High Street, offering 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.

It falls within the catchment for very well regarded junior and primary schools whilst situated within moments of the green open space of the Leg O'Mutton Field. 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 and Stoke D'Abernon's 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.

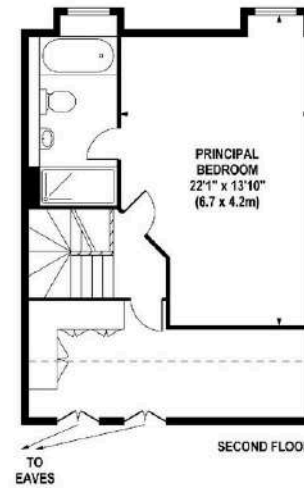
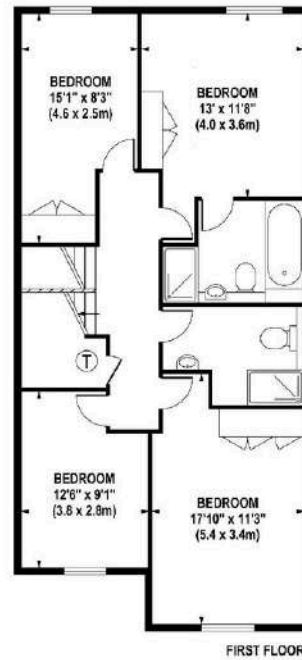
Tenure | Freehold  
EPC Rating | C  
Council Tax Band | G





# Loriners Close, Cobham, Surrey KT11

Approximate Gross Internal Area | 2465 sq ft / 229 sq m (including garage)



### 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

Fairmile Real Estate, 54 Tartar Road, Cobham, Surrey KT11 2AR

**01932 505 616**

sales@fairmilerealestate.com | [fairmilerealestate.com](https://www.fairmilerealestate.com)



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