



PENDENZA, COBHAM, SURREY KT11

FAIRMILE
REAL ESTATE

PENDENZA

COBHAM, SURREY KT11

A bright, four-bedroom family home within a gated development

A very well-presented four bedroom family home 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 a large reception/dining with conservatory. The garage has also been converted in part to create an additional family/playroom, whilst retaining very useful storage. The kitchen is separate and comes complete with a range of integrated appliances, whilst a downstairs W.C. is also provided.

The first floor offers three generous bedrooms, two of which are doubles, whilst a very generous single bedroom is also provided and is currently configured as a home office. The primary bedroom boasts an en-suite as well as a balcony, whilst an additional family bathroom is available.

The second floor then offers a further double bedroom and separate shower room, whilst ample eaves storage is also provided.

Externally, the property opens out onto a beautifully landscaped west-facing rear garden, requiring low maintenance whilst ideal for entertaining all year round. Furthermore, the property is provided with off-street parking to the front, whilst additional visitor parking is also available within the development.

Subject to the necessary permissions, the property also offers scope on the ground floor to the rear (subject to the necessary permissions).

Tenure | Freehold EPC Rating | C Council Tax Band | F Estate Charge | Circa £43.46 per month

Features

- Four bedroom family house
- West-facing garden
- Off street parking
- Gated Development
- 0.4 miles (8 min walk) from the station
- 127 sq m / 1371 sq ft





Pendenzia 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.

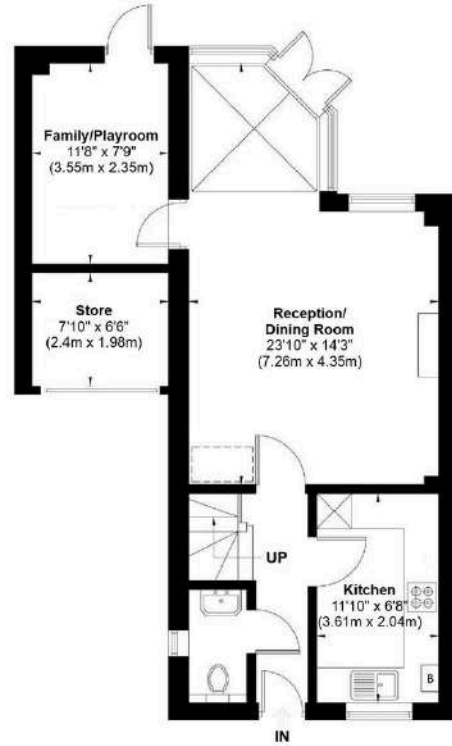
Cobham's High Street offers a comprehensive choice of shops and restaurants whilst perfectly blending independent, boutique brands and wider-known names to create an inviting hub to accommodate all.



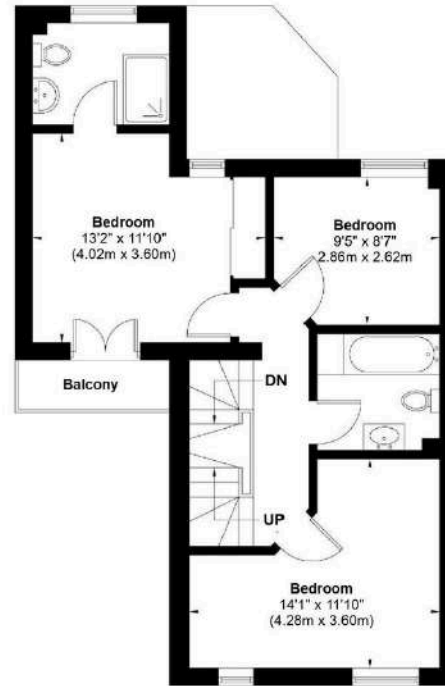


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Approximate Gross Internal Area | 127.4 sq m / 1371 sq ft (including store)



GROUND FLOOR



FIRST FLOOR



SECOND 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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