



FAIRACRES, COBHAM, SURREY KT11

# FAIRACRES

COBHAM, SURREY KT11

## A double-fronted, detached family home set on a secluded plot

An imposing, five bedroom detached family home, located in an exceptionally popular and secluded cul-de-sac, with 100' south-west facing garden.

Offered to the market for just the second time since it was originally built, this broad, double-fronted family property is set on a particularly well appointed plot and offers flexibility throughout in its current form, as well as enormous potential to extend or redevelop entirely, subject to the necessary permissions.

The ground floor comprises a wonderfully inviting entrance hall with three separate receptions; currently configured as a double reception, dining room and study, as well as large kitchen/breakfast room with separate utility. A downstairs W.C. is also provided.

The first floor offers four, large double bedrooms as well as a generous single, along with two bathrooms, one of which is en-suite to the principal bedroom.

Externally, the property opens out onto a beautifully broad and mature south-west facing garden. Extremely secluded and measuring 100' in length and 90' in width at its widest point, it provides a fabulously bright outdoor space and, should the desire to extend be pursued, a very generous space would still remain. Furthermore, an extremely generous front garden sets the house back from the road and offers a substantial driveway offering ample off street parking.

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

### Features

- Five bedroom detached family home
- 100' x 90' South-West facing garden
- Double garage, off-street parking & front garden
- Enormous potential to extend/redevelop
- Secluded location within a popular street





Fairacres is one of Cobham's most highly regarded residential roads, located just off Fairmile Lane and characterised by substantial detached homes set within mature, well-screened plots.

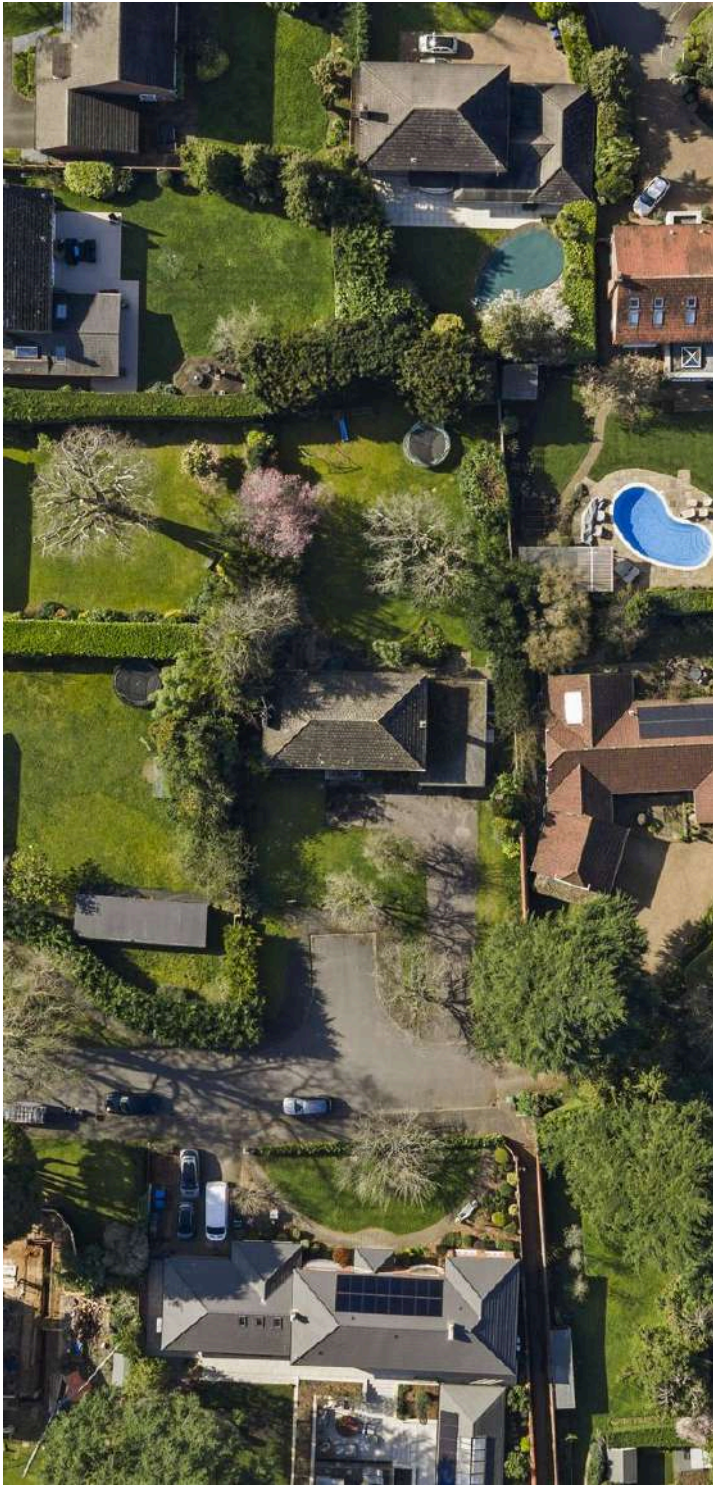
Esher, Cobham and Oxshott's mainline railway stations are all a short drive from the property, offering a frequent service to London Waterloo. The A3 and M25 offer excellent alternative routes into, out of and around London whilst Gatwick and Heathrow airports conveniently cater for frequent flyers..

The property benefits from an exceptional range of nearby schooling options. Cobham Free School is within just 0.4 miles whilst an array of independent schools are on offer, including ACS Cobham International, Reeds, Danes Hill, Parkside and Notre Dame.

For recreational activities, Oxshott Village Sports Club offers members a choice of cricket, tennis, squash and padel.

For outdoor space, there is no shortage in the vicinity of the property. Middle Pond, as it's colloquially known, and Esher Common, considered a dog walkers paradise, can be accessed via a footpath immediately opposite the property. 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.

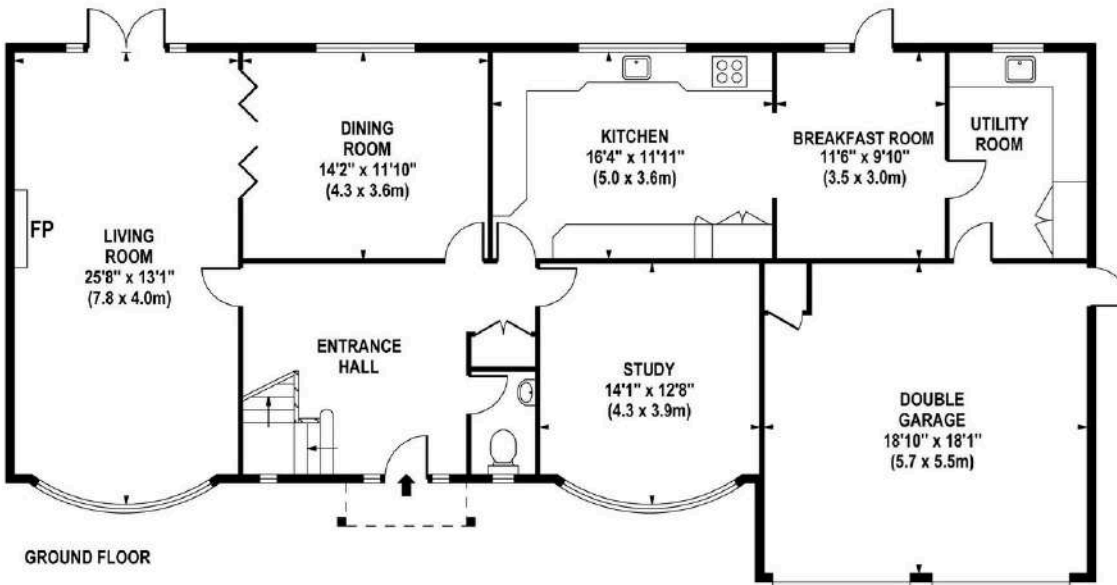
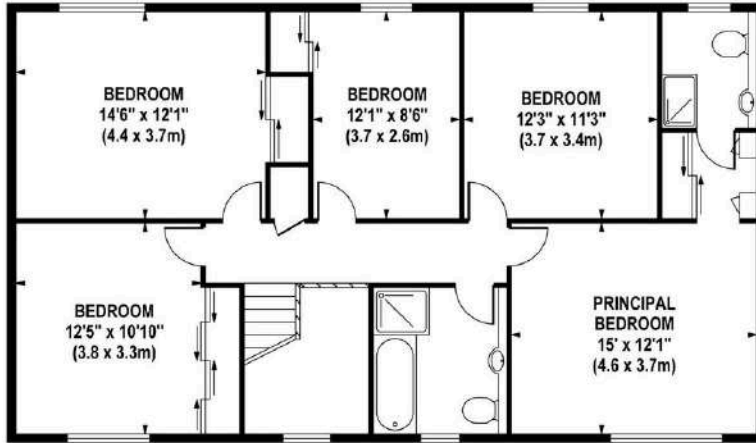
Cobham's High Street offers a comprehensive choice of shops and restaurants whilst perfectly blending independent, boutique brands and wider-known names to create an inviting hub to accommodate all.





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Approximate Gross Internal Area | 2712 sq ft / 252 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.



Fairmile Real Estate, Cobham

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