



Spinney Close, Cobham
Surrey, KT11



Beyond your expectations

A perfectly arranged 3 bedroom home

Hamptons International

51 High Street, Esher, Surrey, KT10 9RQ

Sales. 01372 468411

esher@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Sitting Room | Dining Room | Kitchen Breakfast Room | Conservatory | Master Bedroom with En-Suite Shower Room | 2 Further Bedrooms | Family Bathroom | Double Garage | Summer House | Front and Rear Gardens

Guide Price £1,025,000 Freehold

Description

Set in a private cul-de-sac, this delightful home is surrounded by mature trees and shrubs creating seclusion and privacy. The property has a feeling of space from the moment you set foot through the front door.

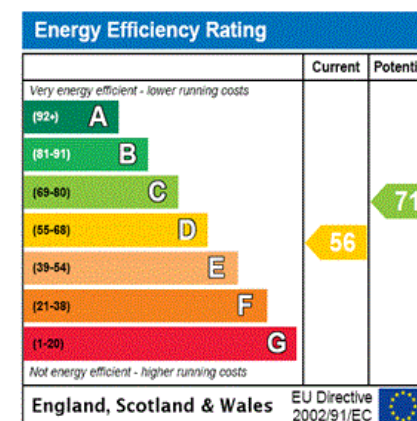
The accommodation is well laid out with the living and bedroom areas clearly defined by the hall way. There is a natural flow through the living accommodation which is arranged around the well appointed and equipped central kitchen breakfast room with pale coloured units complemented by a smart and contrasting marble work top. The main reception room with a feature fire place has double doors leading to the dining room which in turn not only connects to the kitchen but also to the magnificent double sized conservatory. The master bedroom is of a generous size with built in wardrobes and luxury en suite. The two remaining bedrooms share a family bathroom and benefit from easy access to the guest cloakroom.

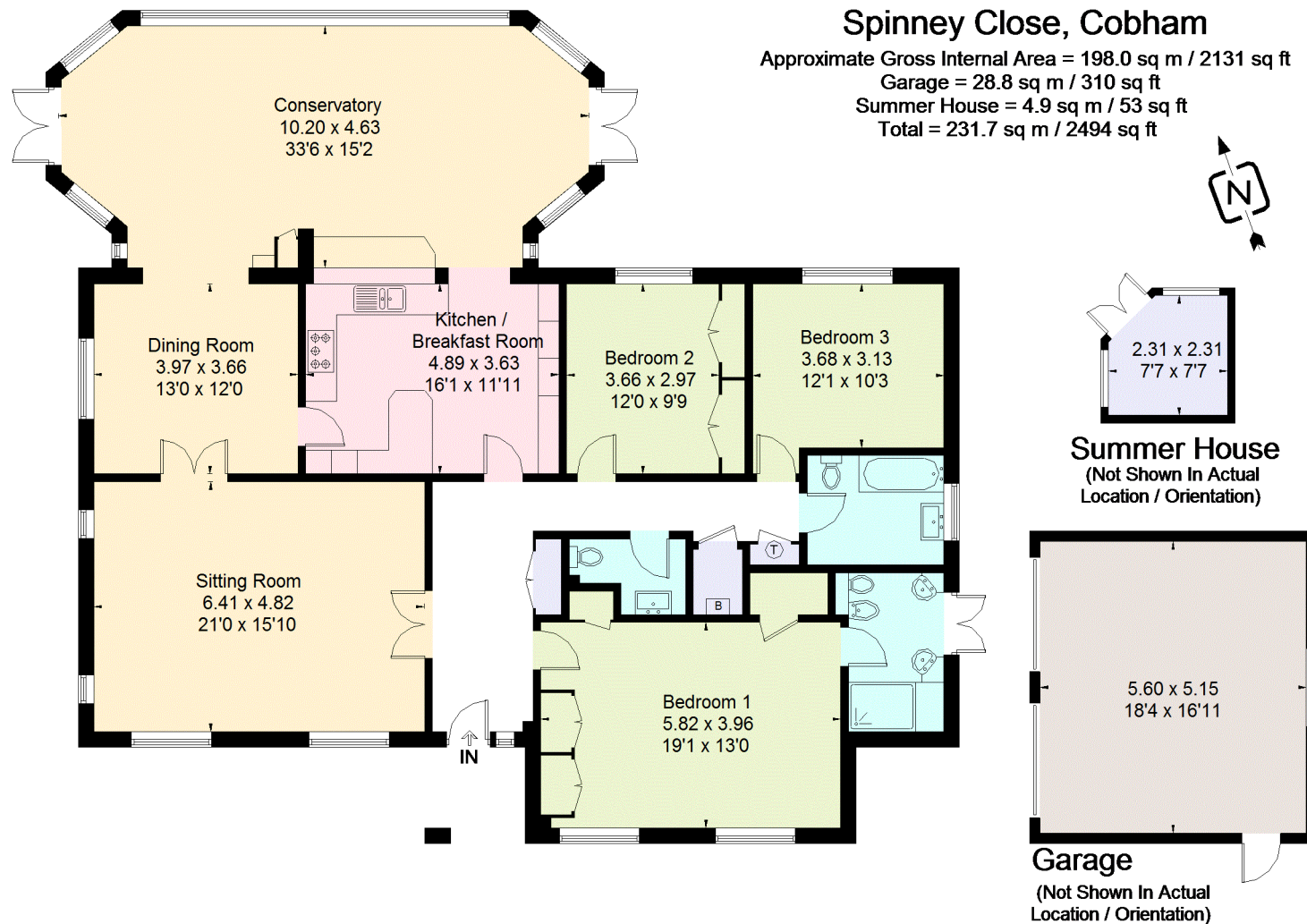
Outside

The garden has a charming Summer House offering additional outside living space from which to enjoy the well stocked garden. Backing onto the woodland of Oxshott Common, the rear garden has a secluded feeling. To the front of the property is a drive, an area of lawn and a well stocked bed of rhododendron, azaleas and camellias.

Location

There is a good range of both private and state schooling nearby, such as Reeds School, situated on Sandy Lane, Parkside School close to Cobham and Danes Hill and Royal Kent Primary school in Oxshott. Oxshott station provides a frequent service (c35 minutes) to London Waterloo and the A3, Junction 9 and 10 of the M25 are just a short drive away giving access to both Heathrow (17 miles) and Gatwick (20 miles) airports.





FLOORPLANZ © 2016 0845 6344080 Ref: 171707

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

