



MELBURY



estate agency redesigned

01932 863563 | brixproperty.co.uk | @ f t v



£1.385m | **5 Beds** | **244.3** | **2,630**
FREEHOLD | HOUSE | SQ M | SQ FT

An outstanding modern home with great space for family life and entertaining, located close to Cobham village.



Sandy Lane | Cobham

- Entrance hall | cloakroom
- Double aspect sitting room
- Kitchen | breakfast room
- Dining room | family room
- Gym | study or snug
- Master suite with A/C
- Guest suite
- 3 further bedrooms | 2 with A/C
- Family bathroom
- Utility room
- Large integral garage
- Mature landscaped garden
- Circular gravel driveway
- Megaflow heating / Hive system / part underfloor heating
- EPC: D

A stunning family home to welcome you... whether it's a cosy evening on a winter's night, entertaining at any time of the year or a delicious summer bbq, relaxing on one of the terraces surrounded by the beautiful private landscaped garden.

CLICK HERE to view film.



About Cobham...

Cobham is a thriving Surrey village located in the Borough of Elmbridge, nestled on the banks of the River Mole, c17 miles south west of London and just 10 miles from Guildford. It is within the M25 which positions it well for both families and commuters alike.

With beautiful places to visit locally including the Medicine Garden, Painshill Park and RHS Wisley, to name just a few, it has a great balance of gorgeous green spaces and countryside.

Cobham High Street has a great deal to offer with a good selection of independent businesses catering for most needs including a local butchers, juice bar, boutique gym, gift shops, deli, cafes and fashion boutiques to the more familiar names of Waitrose, The Ivy Cobham, Space NK and Carluccio's.



There is also an abundance of schools, including state, private and an international school. In easy reach of the village are rugby and football clubs, several golf courses, tennis and cricket and plenty more outdoor activities to explore.

Melbury is conveniently located within easy reach of Cobham & Stoke d'Abernon, Oxshott & Esher stations which are c25 - c35 minutes into Waterloo and the A3 junction provides routes into London and the M25 with good links to both Heathrow and Gatwick airports.

...and relax



Exploring the house...

As you step through the heavy wooden door you are drawn to the heart of the house... one for the chef in the family, where you find an impressive kitchen with extensive granite breakfast bar with high end Neff induction hob, fridge/freezer, a second under counter freezer and integrated dishwasher with the great addition of two Miele wine fridges, which are very useful when entertaining! The striking floor leads you through to the dining / family room with French doors opening onto the very private mature landscaped garden.

The sitting room with its cream stone fireplace and French doors leading onto the garden, has an impressive 5.1 surround sound system with sunken ceiling and wall speakers which adds to the great options for a chilled night in or for entertaining.

for the chef





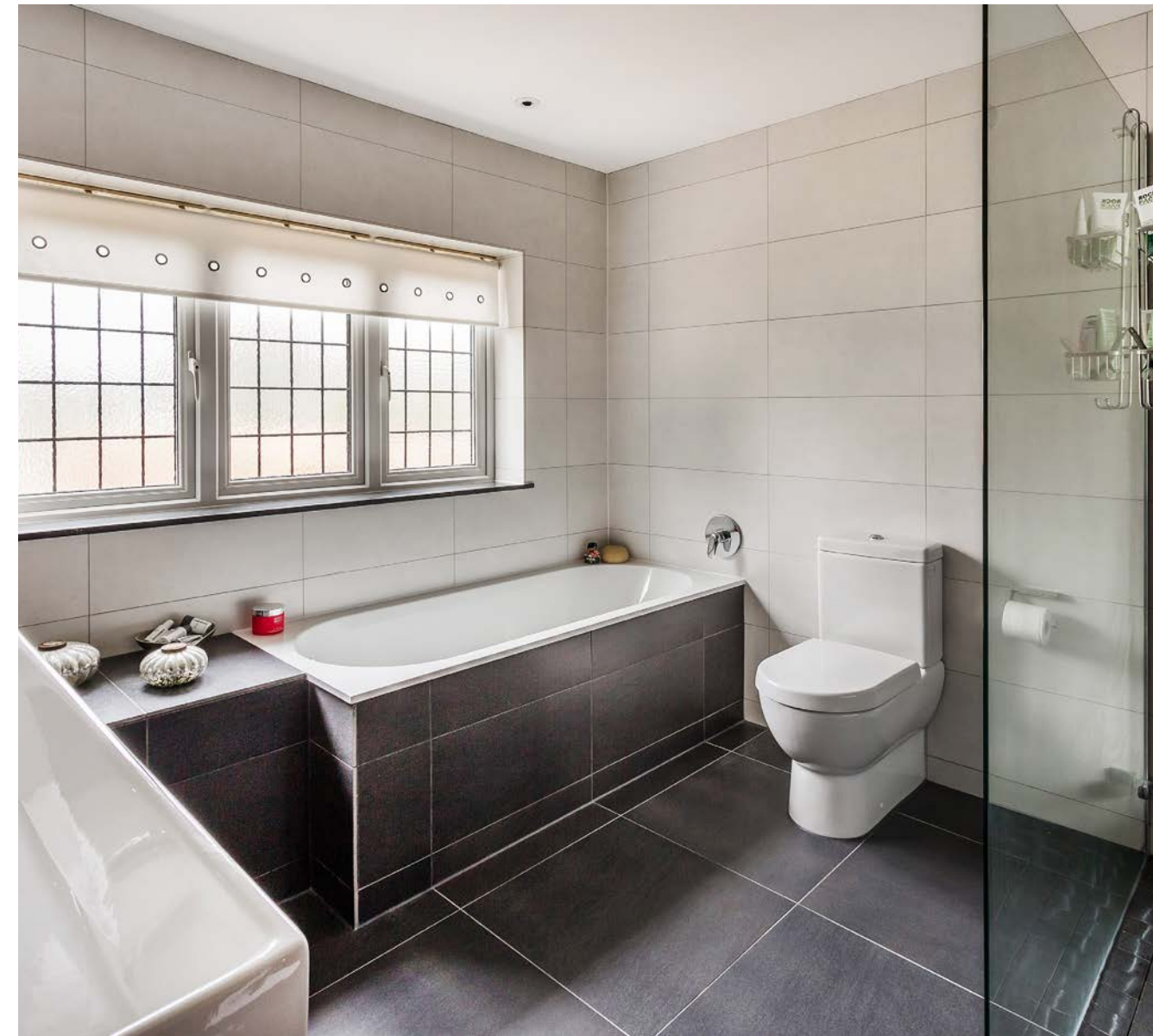
Exploring the house...

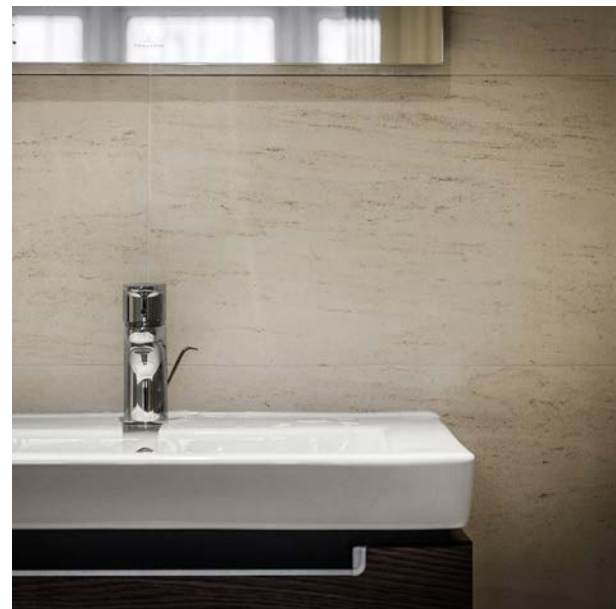
Moving upstairs you find the master suite which has a luxurious feel to it with a spa like bathroom with underfloor heating. The guest suite is tucked at the end of the hallway, perfect for a teenager or lucky guests to retire to. Three further bedrooms and family bathroom complete the first floor. The master suite and 2 bedrooms also benefit from hot / cold air conditioning.

All the contemporary bathrooms are finished with timeless Villeroy & Boch fittings and have a sumptuous feel to them.

Back to the ground floor, you will find an unusual space to be able to wax lyrical about, the large tandem integral garage has a Dura Management system and well thought through space planning for storage of sport equipment or items related to other hobbies.

for the end of the day



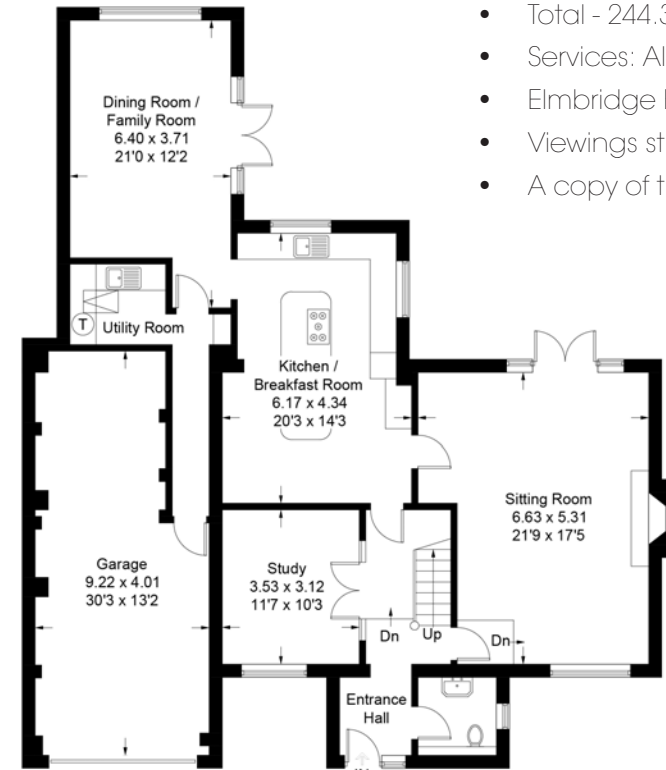


Floor plan

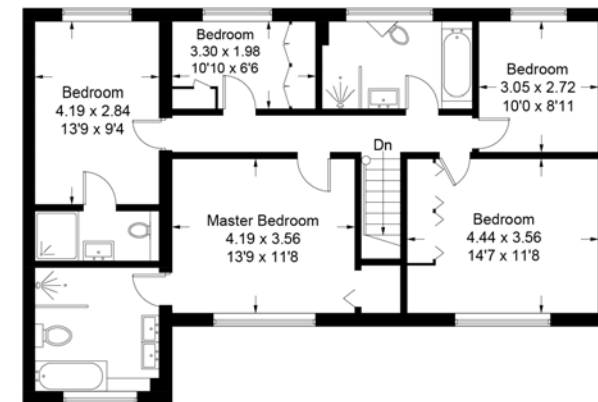
Sandy Lane | KT11

Approximate Gross Internal Area

- Total - 244.3 sq m / 2,630 sq ft
- Services: All mains services
- Elmbridge Borough Council
- Viewings strictly by appointment with brix
- A copy of the full EPC is available upon request

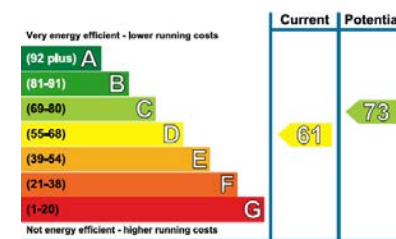


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID402152)



brix

† +44 (0)1932 863563
brixproperty.co.uk
hello@brixproperty.co.uk

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The Long Barn, Cobham Park Road, Cobham KT11 3NE

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Office: The Long Barn | Cobham Park Road | Cobham | KT11 3NE **Screen:** 1 Between Streets | Cobham | Surrey | KT11 1AA