



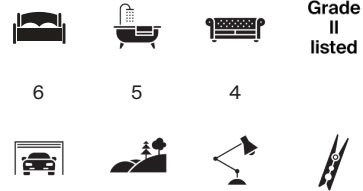
ELVEDON ROAD,

Cobham KT11



TIMELESS ARCHITECTURE

A magnificent country home set within beautifully maintained grounds, offering elegant and versatile accommodation, leisure facilities and complete privacy in a truly idyllic Surrey setting.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £19,384.61

Available date: Now

Guide price: £14,000 per calendar month



The property offers a superb balance of formal and informal living space, with a series of elegant reception rooms ideal for entertaining, relaxing and home working. Large windows throughout provide excellent natural light and enjoy attractive views across the surrounding gardens and grounds. The kitchen forms the heart of the home, featuring generous workspace and ample room for family dining, while the adjoining reception areas create a natural flow for both everyday living and larger gatherings.

The bedroom accommodation is thoughtfully arranged across the upper floors, offering a number of spacious double bedrooms, including a particularly impressive principal suite. The flexible layout provides excellent options for families, guests and those requiring dedicated work-from-home space.







A separate cottage within the grounds offers valuable ancillary accommodation, ideal for visiting guests, extended family members, staff or independent home office use.

Outside, the property truly comes into its own. The beautifully landscaped gardens provide a peaceful and private setting, with expansive lawns, mature trees and established planting creating year-round interest. Extensive terraces and seating areas offer the perfect environment for outdoor entertaining and al fresco dining.

The lifestyle offering is further enhanced by an outdoor swimming pool, recreational facilities and substantial grounds extending into paddocks beyond the formal gardens. The property also benefits from excellent outbuildings, garaging and storage facilities, making it equally suited to equestrian, sporting or family-focused use.

Combining exceptional privacy, remarkable grounds and extensive accommodation, this is a rare opportunity to enjoy country living at its finest whilst remaining within easy reach of Surrey's most sought-after villages, excellent schools and transport connections.



LOCATION

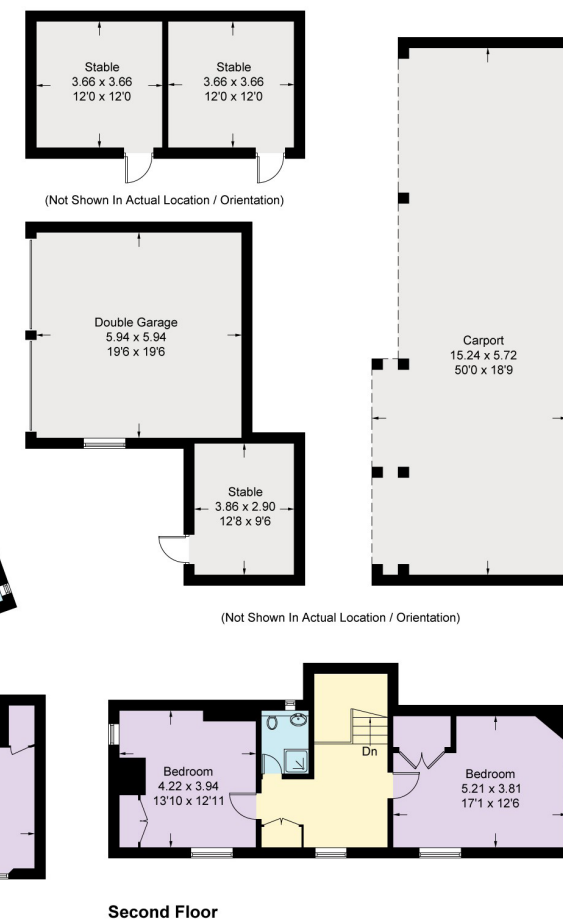
The picturesque town of Cobham is awash with stylish boutiques, restaurants, cafes, pubs and convenience stores making it a popular choice for families relocating to the area from the UK and overseas alike. It boasts close proximity to Stoke d'Abernon train station with services to London Waterloo in 40 minutes and Guildford in 20 minutes not to mention excellent access to the A3 and M25 motorways providing links to central London and Heathrow and Gatwick airports.

Situated close to Cobham are some of the finest State and Private Schools in the Home Counties including the ACS Cobham International School, Cobham Free School, Parkside, Notre Dame, Feltonfleet and Danes Hill - both of which are co-educational. There are a number of recreational facilities in the area including the prestigious St George's Hill and Burhill Golf Club, David Lloyd Fitness Centre in Weybridge and Tennis Clubs in Cobham, Oxshott and Esher.









Approximate Gross Internal Area = 526.3 sq m / 5665 sq ft
 Stables / Plant Room = 45.8 sq m / 493 sq ft
 Double Garage = 35.3 sq m / 380 sq ft
 Car Port = 74.2 sq m / 799 sq ft
 Total = 681.6 sq m / 7337 sq ft

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 any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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