

Hawthorn House, Old Lane, Cobham, Surrey, KT11 1NP

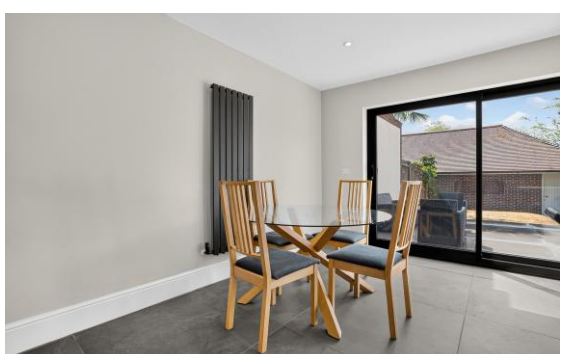
£825,000 Freehold

Directions

From our offices in East Horsley turn right under the railway bridge along the Ockham Road North. Take the second right turning into The Drift and at the T-junction turn left onto the Forest Road. Take the next left again into Old Lane and Hawthorn House will found just on the left hand side.

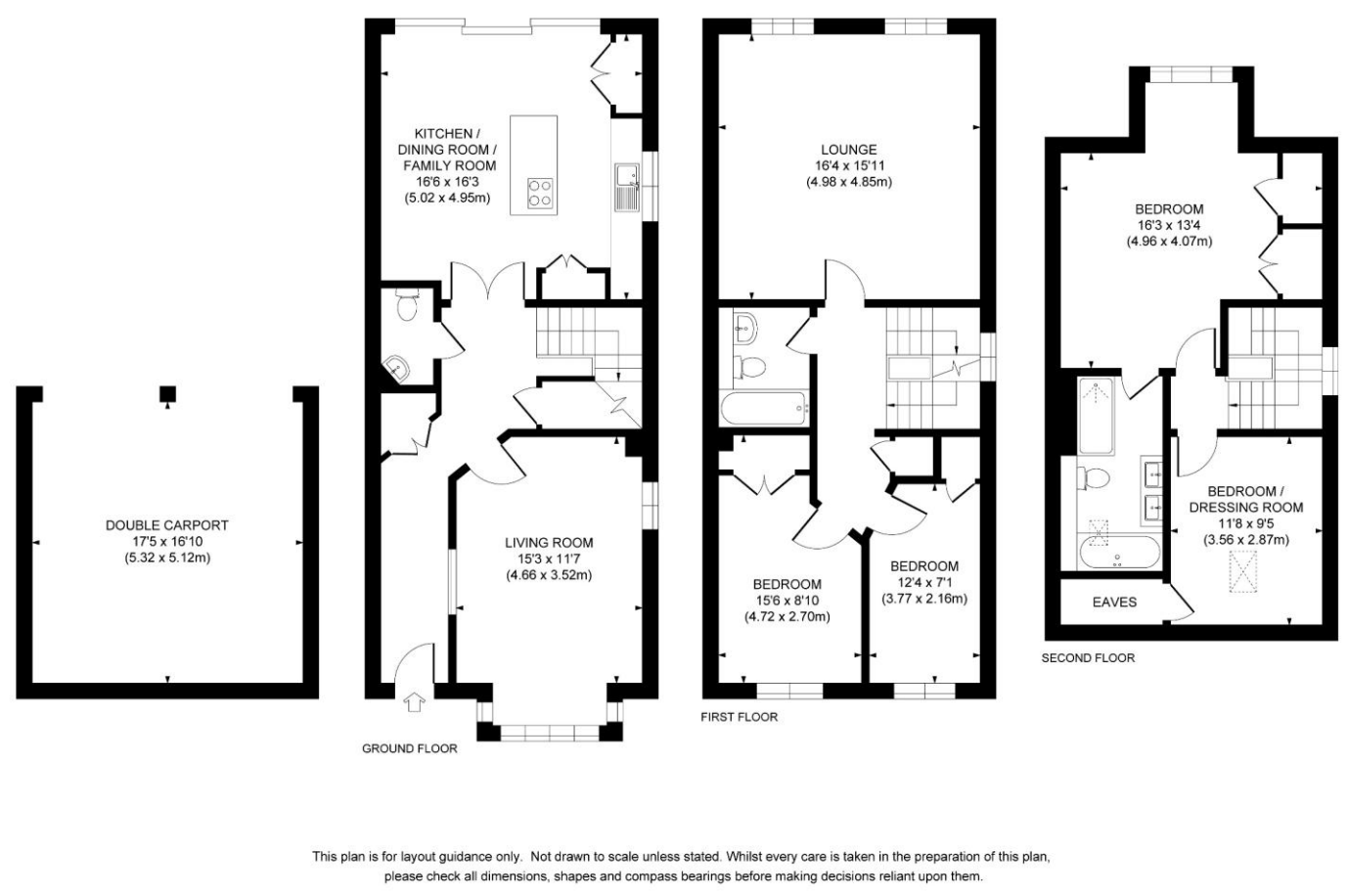
Local Authority

Guildford Borough Council: 01483 505050.

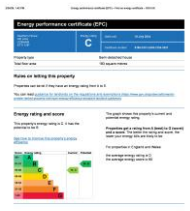




Approximate Gross Internal Area
Main House 1,805 sq. ft / 167.74 sq. m
Carport 293 sq. ft / 27.23 sq. m
Total 2,098 sq. ft / 194.97 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.



East Horsley Office
2 Station Approach, East Horsley,
Surrey, KT24 6QX
Tel: 01483 285757
Email: horsleyoffice@henshaws.net

Ref:EH2573

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance. Please be informed that an AML fee is chargeable to the buyer once an offer has been accepted which covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. These checks need to be satisfactorily completed before a Sales Memorandum can be issued.

Hawthorn House, Old Lane, Cobham, Surrey, KT11 1NP

Positioned near Effingham Junction station and Effingham Common, this extended 2006 Linden Homes semi-detached townhouse offers over 1,800 sq. ft. across three floors with parking.







THE PROPERTY Positioned just a short stroll from Effingham Junction station and the scenic open expanses of Effingham Common, this extended semi-detached townhouse offers over 1800 sq. ft. of impeccably designed living space across three expansive floors. Built in 2006 by Linden Homes, the property seamlessly combines modern family versatility with stylish accommodation. At the heart of the ground floor is a contemporary kitchen/dining/family room that serves as the ultimate hub for daily life and entertaining. The kitchen is beautifully appointed with sleek contemporary white cabinetry, durable stone work surfaces, and a generous central island complete with breakfast bar seating and an induction hob with an integrated extractor. Integrated appliances include an eye-level double oven/microwave and dishwasher, alongside space for an American-style fridge/freezer. Flowing effortlessly from the cooking zone is the open plan space designed to accommodate both a dining table and comfortable sofa seating. Full width triple sliding doors flood the room with natural light and open out onto a matching rear patio, creating a fluid transition between indoor and outdoor living. A welcoming entrance hall features handsome engineered oak flooring, which extends into a dual-aspect family room highlighted by a wide square bay window overlooking the front. The hall also provides practical built-in coat and shoe storage alongside a cloakroom. Upstairs, a turning staircase with a large feature window leads to the first floor, where an extraordinary second lounge, or potential fifth bedroom, spans nearly 600 sq. ft. and is bathed in light from twin windows overlooking the rear garden. Two further double bedrooms on this level, both featuring built-in wardrobes, are served by the family bathroom. The top floor is dedicated to a luxurious principal suite boasting built-in double and single wardrobes, complemented by a lavish en-suite bath and shower room complete with a walk-in rainfall shower. An adjacent bedroom on this level offers ultimate flexibility, making an ideal dedicated home office, nursery, or dressing room. Outside, the property is screened from the road by mature hedging, with a side lane providing access to visitor parking and a double pitched roof carport. The sunny, south-west facing rear garden is a real sun trap, featuring a full width terrace perfect for alfresco dining, a lawn, and a pathway leading directly to the carport for easy access with heavy shopping. Fully double-glazed with an energy-efficient EPC rating of C, this exceptional home perfectly blends country-fringe convenience with modern executive living. Council Tax Band F.











