



6 Oxshott Rise, Cobham
£23,000 PCM





6 Oxshott Rise

Cobham, Cobham

An impressive and contemporary family home approaching 7000 sq ft of flexible space over four floors located in one of the best locations Cobham has to offer in the heart of the Oxshott Way Estate.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Sought after gated estate
- 5 bedrooms and 6 bathrooms
- Cinema and gym
- Double garage
- Sophisticated security system
- EPC rating D
- Part furnished
- Available from 15th July

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Approached by a gated private driveway and placed on a generous plot, the front door opens to a huge but welcoming entrance hall which radiates to the surrounding rooms with an abundance of style and quality. The heart of the house is a wonderful open-plan space effortlessly incorporating the kitchen, dining area and family space. Three further living spaces make up the ground floor which are a formal large living room at the back of the property with floor to ceiling windows overlooking the beautiful rear garden, a very comfortable family room to the front and a home office found in a quiet corner just off the hallway. The utility, which has a door to the garage and has an additional cloakroom, is skilfully designed to be amply practical for the needs of a family.

Stairs down to the lower ground floor lead to a fantastic cinema room with sumptuous leather seats enough for a home screenings with family and friends. Also downstairs is a huge gym and fitness room, flooded with light from light well perfectly designed at the rear of the house. This is truly a family home designed for comfort, convenience and fun!

Back upstairs a sweeping oak staircase leads from the hallway up to the four bedrooms suites on the first floor, all with ample built in storage and lovely views to the gardens and trees beyond.

At the very top of the house is a lovely fifth bedroom with en-suite, perhaps ideal space for a nanny, housekeeper, or guest.

Outside the smart brick-laid driveway provides parking for multiple cars at the front of the house and to the back is a large garden with patio, lawns, beautifully manicured hedges and planted borders.

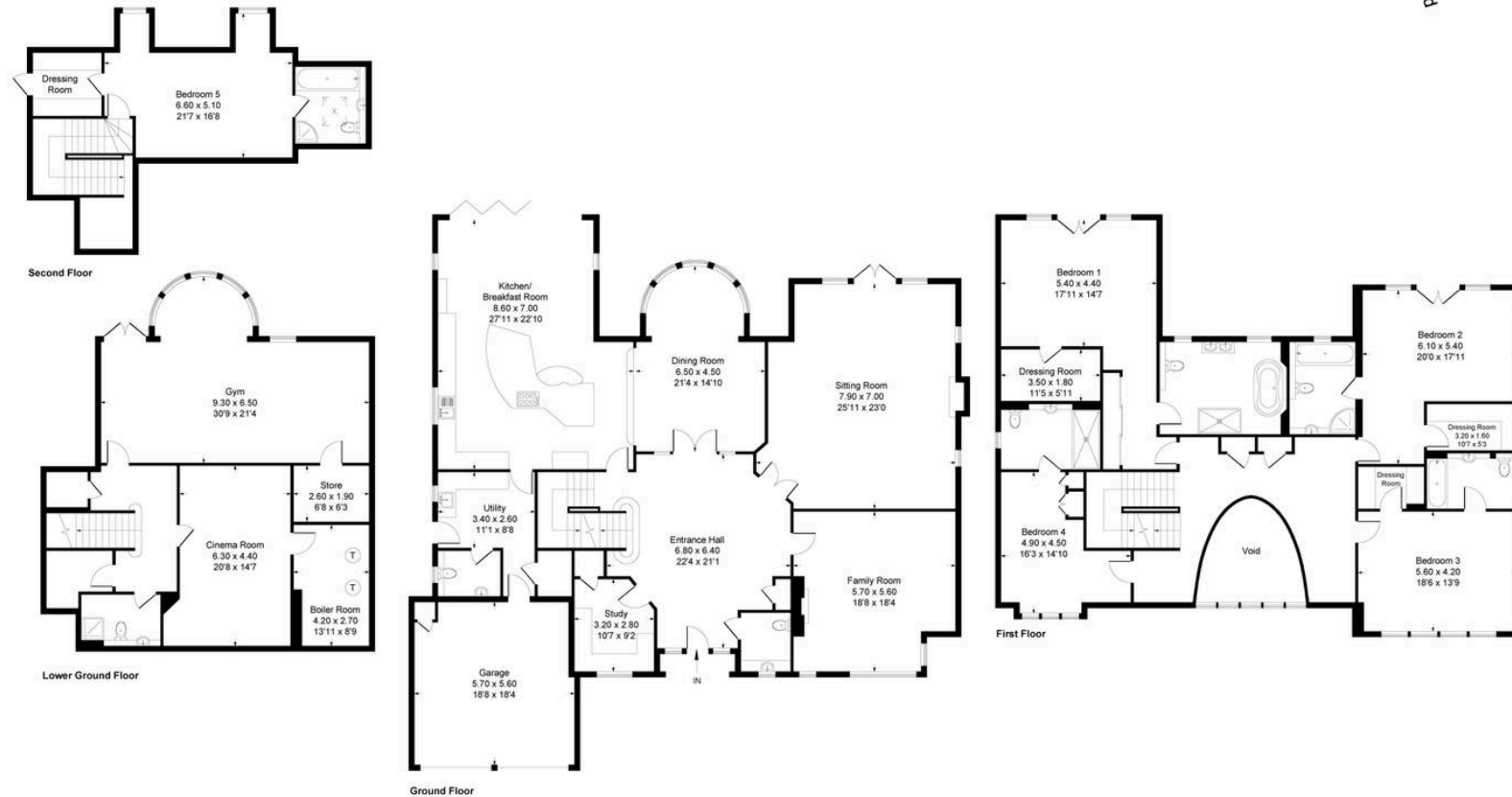
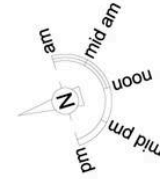






Oxshott Rise, Cobham KT11

Approximate Gross Internal Area
Main House = 601.6 sq m / 6476 sq ft
Garage = 31.2 sq m / 336 sq ft
Total = 632.8 sq m / 6812 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Davies Property Partners by IDENTIKA LTD

Davies Property Partners - Cobham

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