



41 Lodge Close, Cobham, KT11 2SQ £2,300,000 Freehold

COBHAM OFFICE
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A magnificent new family house which has been built by Beaufield Homes in a quiet close within half a mile of Cobham/Stoke D'Abernon railway station.

The accommodation extends to over 4,600 sq.ft with features including a highly specified kitchen, open plan to the dining and family areas forming a magnificent 27 ft. Room across the rear of the house with large bi-fold doors to the garden. There is also a separate living room, utility room, cloakroom and integral garage.

On the first floor the generously proportioned master bedroom features a luxury ensuite bathroom and large dressing room. The second/guest bedroom has an ensuite shower room plus there are two further bedrooms and a family bathroom. The second floor houses the fifth bedroom, bathroom, study and games room.

Outside the garden is a particular feature being of good size and secluded whilst there is an open aspect to the rear over Knowle Hill Park.

STRUCTURAL

Concrete floors ground and first floor, timber to second floor

Solid walls to ground and first floors, stud partition to second floor

SECURITY

Zoned intruder alarm

Fire alarm system

Pre-wired for CCTV

LIGHTING AND ELECTRICAL

RAKO mood lighting to all principal rooms

Recessed downlighters throughout the house

External lighting to entrance and patio

Satin chrome switches throughout

Photo-voltaic panels to roof

Electric car charging point to garage

INTERNAL FEATURES

Double glazed windows

Tiled floors to hall, kitchen, utility room and all bathrooms

Engineered Wood flooring to dining and family areas

Carpet to the rest of the house

Fitted wardrobes to all bedrooms

Walnut veneer internal doors with chrome ironmongery

Sliding/folding doors to rear garden from dining and family areas

Decorative fireplace to living room

INTERNAL DECORATIVE FINISH

Decorative architraves and skirtings

All internal woodwork and ceilings painted white

HEATING AND VENTILATION

Gas fired boiler

Pressurised water system for constant hot water

Underfloor heating to ground and first floors, radiators to second floor

Heat recovery full house ventilation

KITCHEN

Luxury fitted kitchen with stone worktops

Miele appliances:- multi function oven, combi microwave oven, induction hob, warming drawer, wine/drinks conditioner

2 fridge/freezers one with icemaker, dishwasher

UTILITY ROOM

Range of wall and base units with laminate worktops

Space for washing machine and tumble dryer

EN-SUITES, BATHROOMS AND CLOAKROOM

Villeroy & Boch sanitaryware, baths and vanity units

Crosswater taps & thermostatic shower controls

Simpsons shower screens

Chrome heated towel rails

Fitted mirror cabinets with integrated shaver points

Ceramic and/or Porcelain tiling to floors and walls

ENTERTAINMENT AND COMMUNICATION SYSTEM

Fully integrated CAT 6 wiring

Wiring for an integrated sound system to living room, kitchen / dining / family room, master bedroom and master en-suite

TV/FM outlets to all principle rooms

BT point to principle rooms for computer and internet use(1)

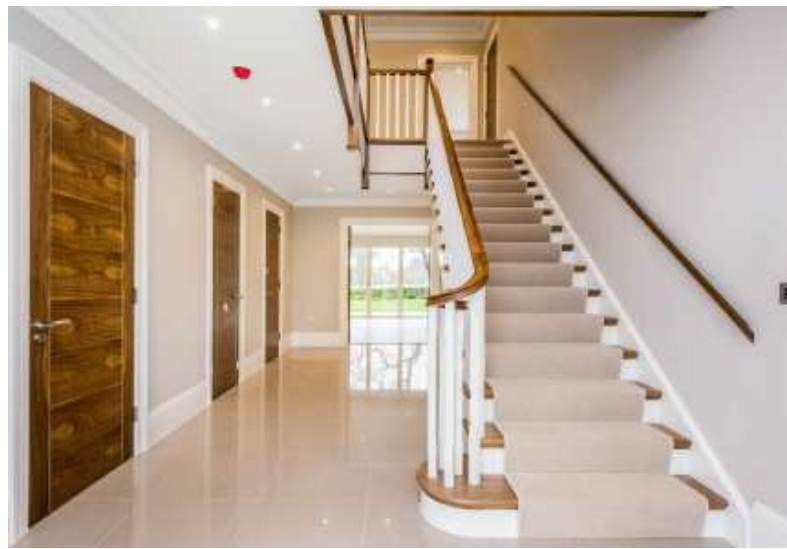
Integrated connectivity for satellite TV(1)

EXTERNAL FEATURES

Landscaping with existing mature trees

External water supply

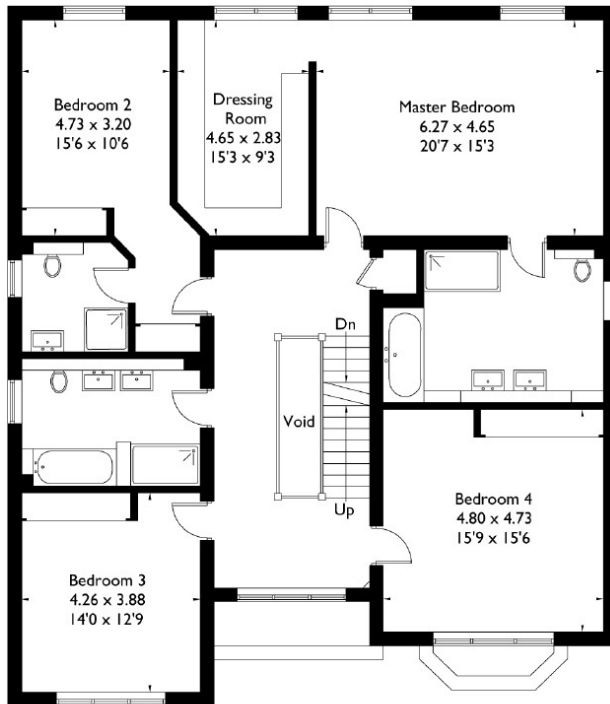
External power supply



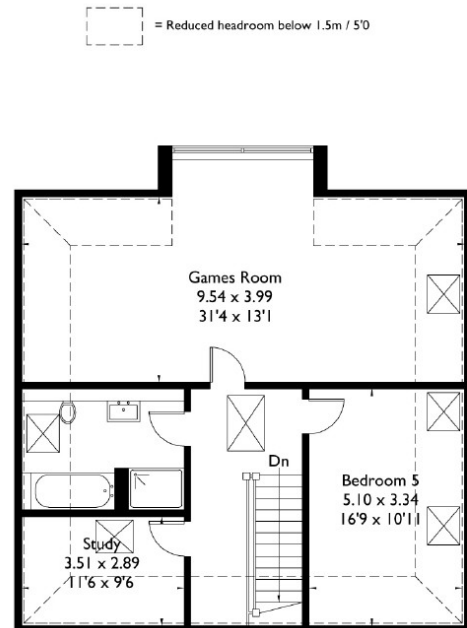


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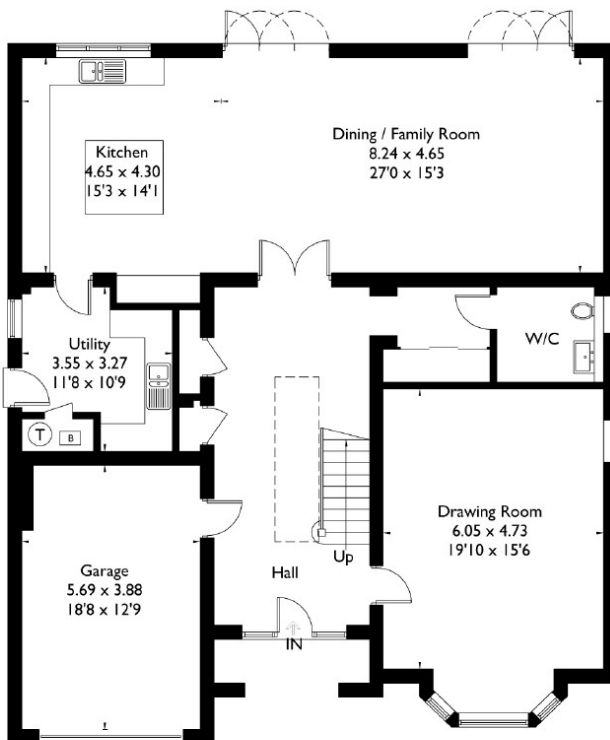
Approximate Gross Internal Area = 424.9 sq m / 4574 sq ft
(Including Garage / Excluding Void)



First Floor



Second Floor



Ground Floor

Illustration for identification purposes only. Not to scale
Ref: 205483