Boyce Thornton

The local property experts

SALES, LETTINGS & PROPERTY MANAGEMENT • COBHAM, OXSHOTT & CLAYGATE

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 ceiling 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

ENSUITES, BATHROOMS AND CLOAKROOM

Villeroy & Boch sanitary ware, baths and vanity units, Crosswater taps and thermostatic shower controls
Simpson 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 ensuite TV/FM outlet to all principle rooms
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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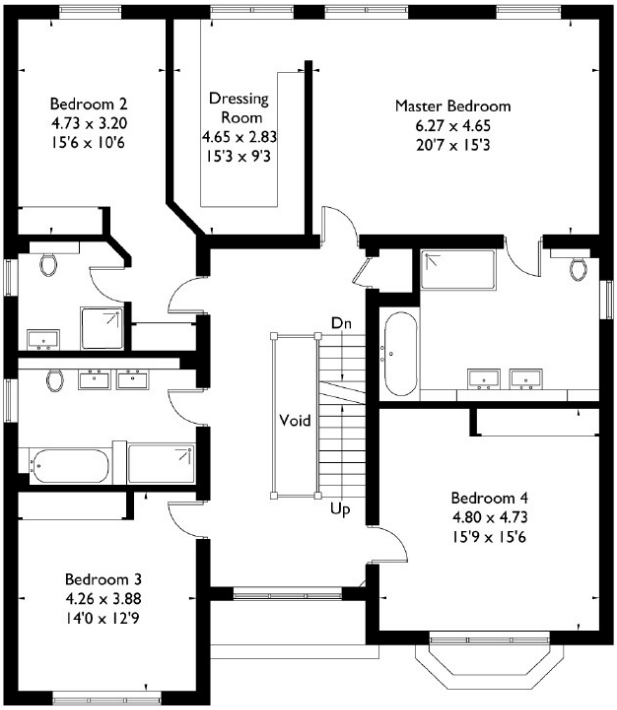
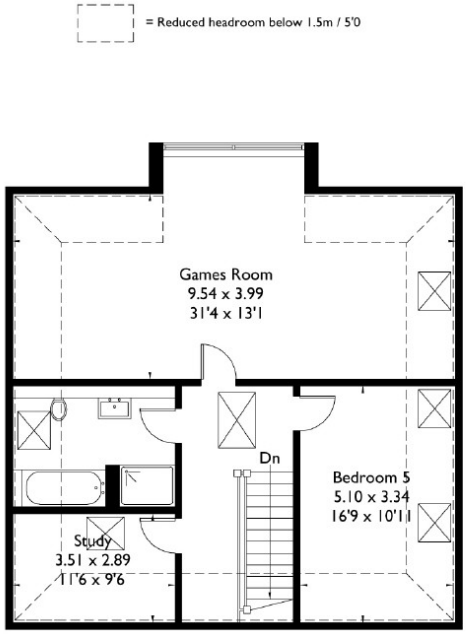
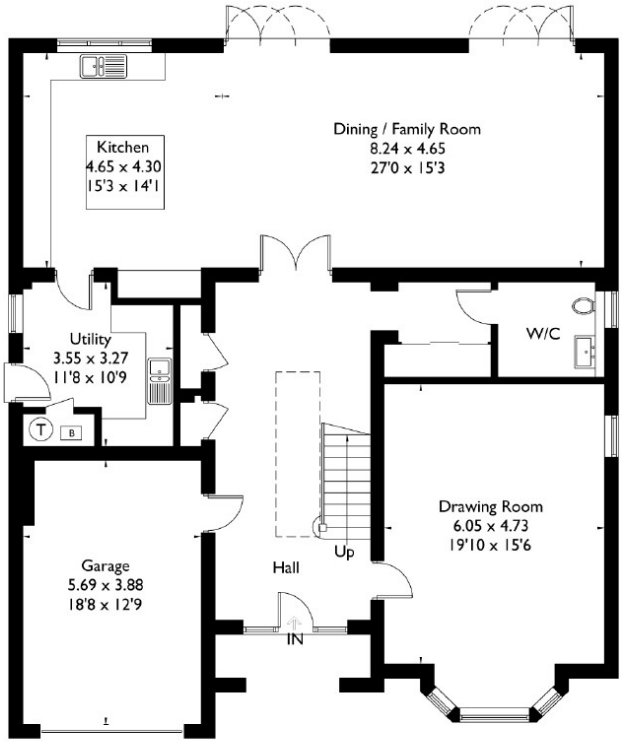
Approximate Gross Internal Area = 424.9 sq m / 4574 sq ft
(Including Garage / Excluding Void)



First Floor



Second Floor



Ground Floor

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

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