



**OLD COMMON**  
COBHAM

**JACKSON-STOPS** 

## OLD COMMON COBHAM, KT11

ASKING PRICE: £875,000

Tucked away in a peaceful setting just off Portsmouth Road and within easy reach of Cobham High Street, this charming three-bedroom semi-detached period-style cottage offers character, space and privacy, coming to the market with no onward chain.

The ground floor provides well-balanced and flexible living space. At the heart of the home is a welcoming reception room, full of character and ideal for relaxing. Alongside this sits a separate dining room, creating a lovely setting for family meals or hosting guests. The kitchen is well-sized and positioned to the rear of the property, with direct access to the garden and an adjoining storage area. A standout practical feature of the house is the large utility room, which incorporates a shower area and WC, providing additional functionality. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all arranged off a central landing. The generous principal bedroom provides particularly good space, while the additional bedrooms offer flexibility for family living or guests. Outside, the property enjoys a wonderful private garden, offering a peaceful retreat with plenty of space for outdoor dining and relaxing. There is also a detached garage, with off-street parking directly in front, providing valuable parking and storage.

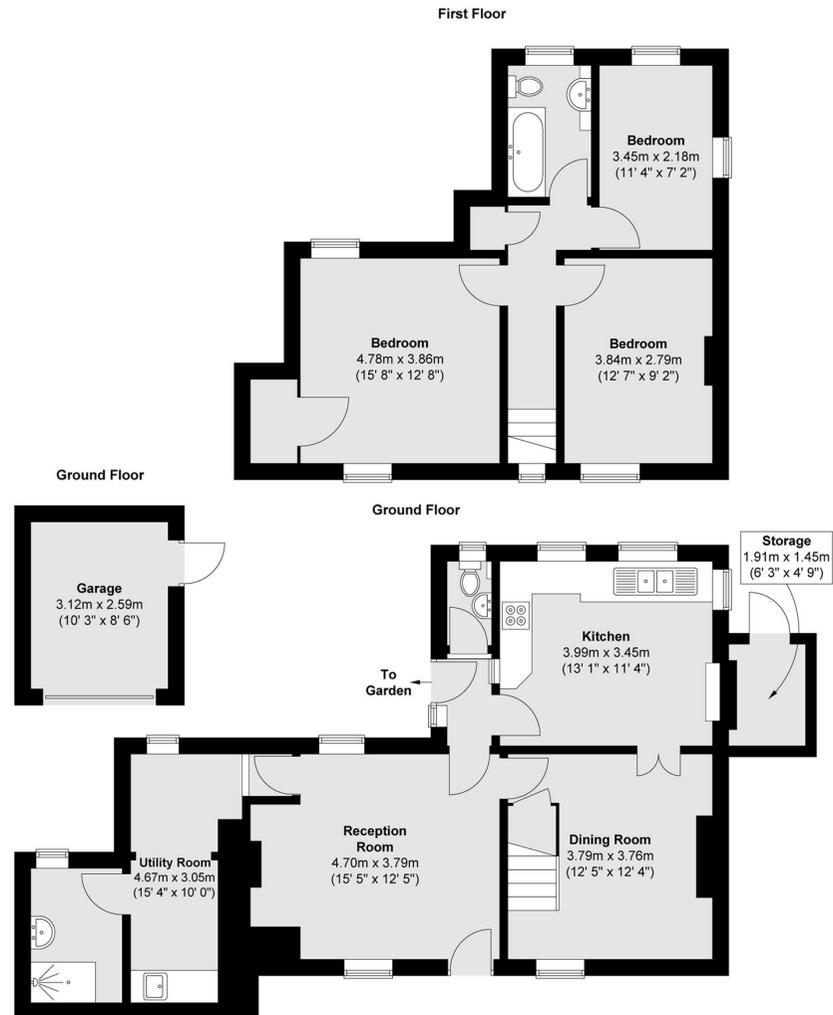
Hidden away yet conveniently located for Cobham's shops, restaurants and amenities, this delightful cottage offers a rare opportunity to secure a character home with garden, garage and parking in a highly desirable setting.

### KEY FEATURES

- Character cottage
- Three bedrooms
- Two reception rooms
- Large utility room
- Garage & parking
- No onward chain







Total area (approx.) : 112.3 sq. m (1209 sq. ft)  
 Total garage area (approx.) : 8.2 sq. m (88 sq. ft)  
 Total storage area (approx.) : 2.8 sq. m (30 sq. ft)

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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