



40 Tilt Road, Cobham  
£4,500 pcm

**GROSVENOR**  
SURREY



## 40 Tilt Road

A stunning Victorian four bedroom, three bathroom home with far-reaching rural views. Located in the popular 'Tilt' Conversation area halfway between Cobham village and Cobham train station.

Through a substantial stained glass front door and off the hallway is the double-length reception room with many original features, bay window, wood burner and bespoke shelving and cupboards. The kitchen has a spacious dining area with French doors to the garden, an island with double butler sink, five burner gas range, plenty of storage and separate utility room, all with high quality appliances. There's an extra room which leads off from the kitchen which could serve as a playroom or study with a door to the garden. There is also a downstairs WC.

Upstairs, on the first floor is the principal bedroom with glorious countryside views and brand new en-suite shower room. There are two more double bedrooms and a family bathroom with roll top bath and large shower.

On the way to the top floor is another beautifully appointed shower room and the room at the top is light, spacious and would make a wonderful bedroom or office.

This home further benefits from a cellar which has been full boarded and insulated making it perfect for storage, there are both front and rear gardens with parking on the roadside.

EPC D Council Tax band: F



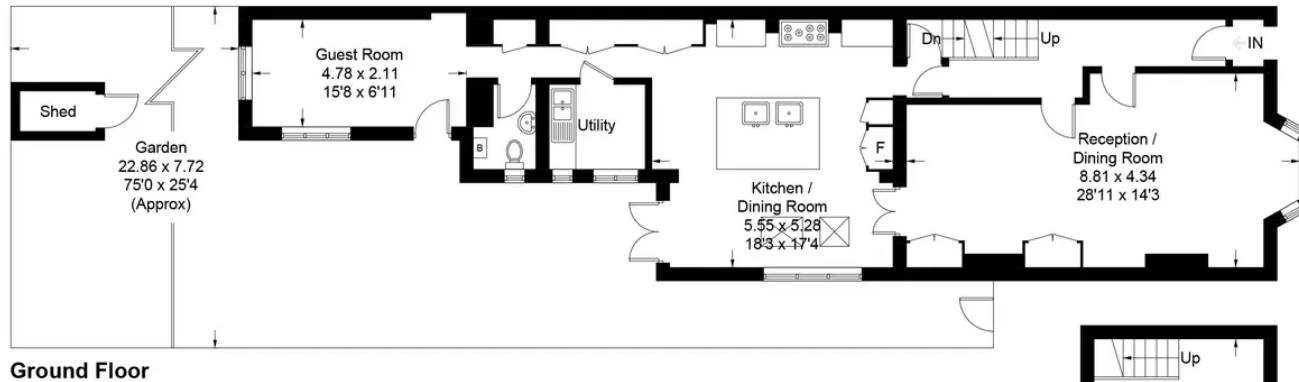
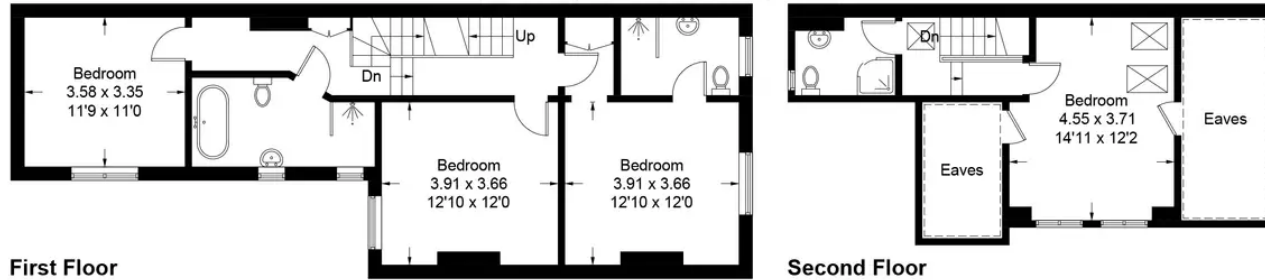
# Tilt Road, Cobham, KT11

Approximate Gross Internal Area = 213.7 sq m / 2300 sq ft

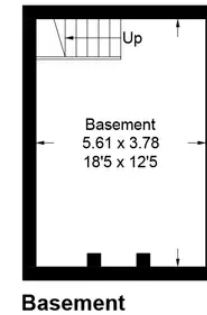
Basement = 21.1 sq m / 227 sq ft

Total = 234.8 sq m / 2527 sq ft

(Including Eaves / Excluding Shed)



= Reduced headroom below 1.5m / 5'0"



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

## Grosvenor Surrey - Cobham

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