



2 Roe Park, Horsley Road, Downside. KT11 3NY

In Excess of £1,500,000 | £6,750 pcm

**DAVIES**  
PROPERTY PARTNERS





## 2 Roe Park, Horsley Road

Cobham. KT11 3NY

Approached via a long driveway and set behind electric gates, this stunning property is completed to exacting standards and offers spacious, bright and modern living.

Upon entering you are greeted with an abundance of natural light, the accommodation on the ground floor is contemporary and boasts a triple aspect open plan kitchen / dining / living room with stylish floor to ceiling glass sliding doors. The modern kitchen offers an extremely high specification with Neff appliances, a Caple wine fridge and a 4 function Quooker tap.

Three of the bedroom suites are located on the ground floor where you also find a useful utility room and cloakroom.

Ascending to the first floor you will find the impressive principal bedroom suite with views over the garden. This room benefits from a stunning freestanding bath and a dressing area alongside en suite. There is a useful galleried study area, a perfect to area to work from home from and the plant room.

Externally to the rear there is a large garden, mainly laid to lawn with a generous terrace perfect for alfresco dining. To the front is the private driveway with parking for multiple vehicles.

Cobham is a delightful village and only 1.5 miles away, with a great range of shops and restaurants, countryside walks and excellent schooling options.

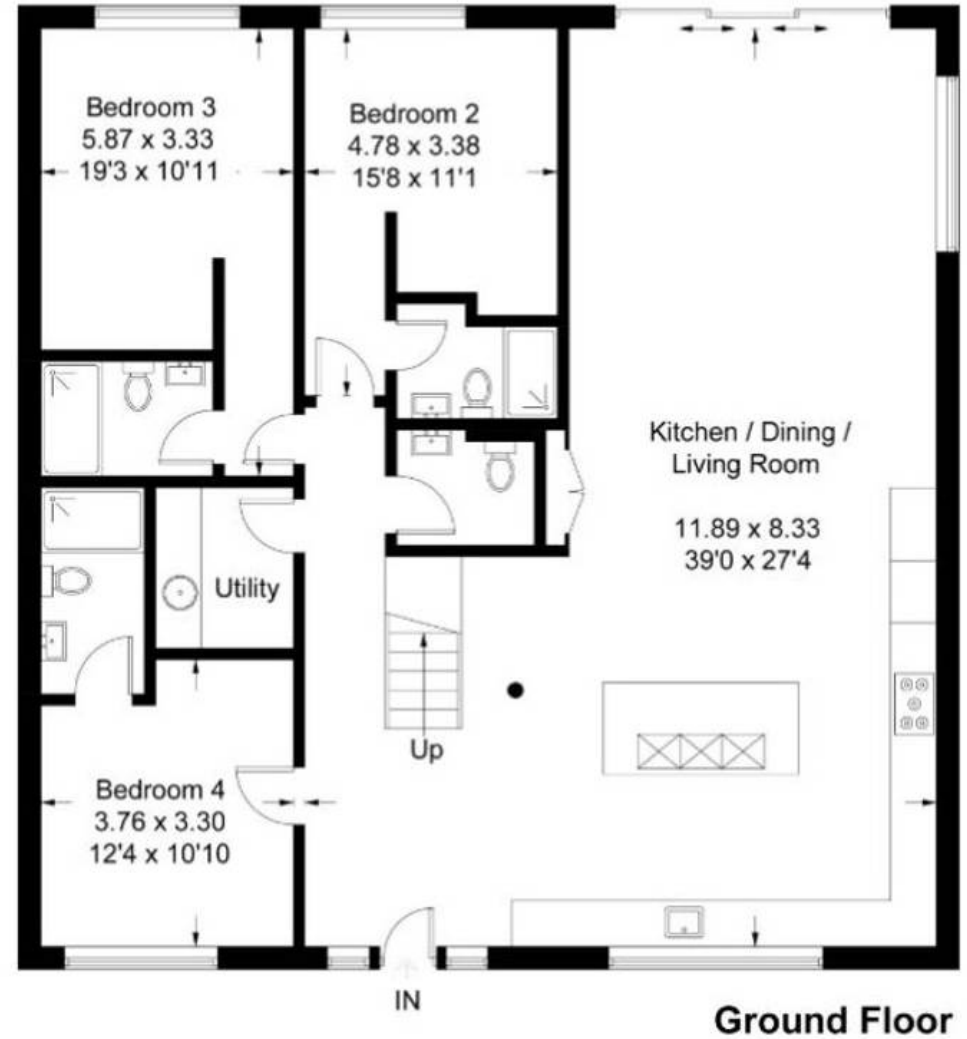
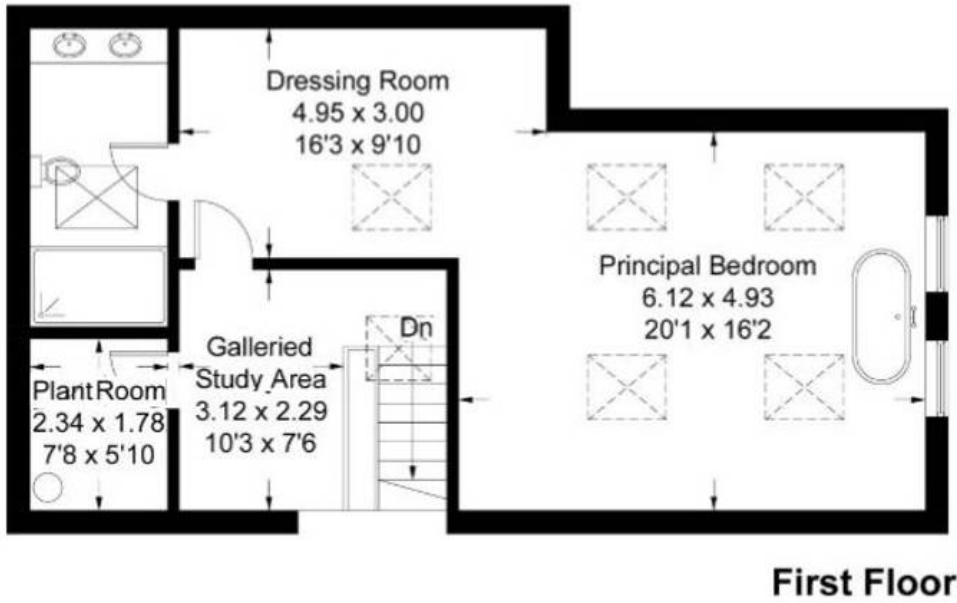
EPC: B

Council Tax Band: G





Approximate Gross Internal Area = 205.5 sq m / 2212 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.