



Courthope Eaton Park Road, Cobham, KT11 2JJ

**GROSVENOR**  
SURREY





## Courthope Eaton Park Road

Cobham, KT11 2JJ

An exquisite top quality home tucked away in the corner of this beautifully private road behind the prestige gates of the Eaton Park Estate.

Behind its own set of electronic gates you'll find Courthope, a perfectly balanced welcoming home that exudes immaculate style. The heart of the home is the kitchen breakfast room which an elegant hi-tech kitchen with a one of a kind breakfast booth, TV seating area and bi-folding doors out to the rear South East facing terrace, perfect for that morning coffee.

The eye-catching feature of the downstairs is a brilliant sized swimming & leisure area, fully equipped with diving board, changing and showering facilities.

Adjoining the kitchen breakfast room is the dining room perfect for both family meals or more formal entertaining. Along with a formal dining room, cinema room and two home offices competes the carefully created space down stairs.



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The first and second floors house six bedroom suits all with access to their own bathrooms. The principal bedroom is the most impressive with a balcony to the rear of the house overlooking the garden, a large dressing room and a spacious bathroom with both roll top tub and walk in shower.

The rear garden has been meticulously landscaped with a brilliant outdoor kitchen and dining terrace ideal for pizza parties and sundowners, enclosed five a side football pitch and artificial lawn area.

To the front of the property there is a detached garage and annexe building. The double garage has full sized doors allowing the inside to be used for either storing special cars or to use as an additional fitness space.

This home truly is special and has to be seen to be fully appreciate the time and dedication the owners have put into designing it to be such a warm and welcoming space.

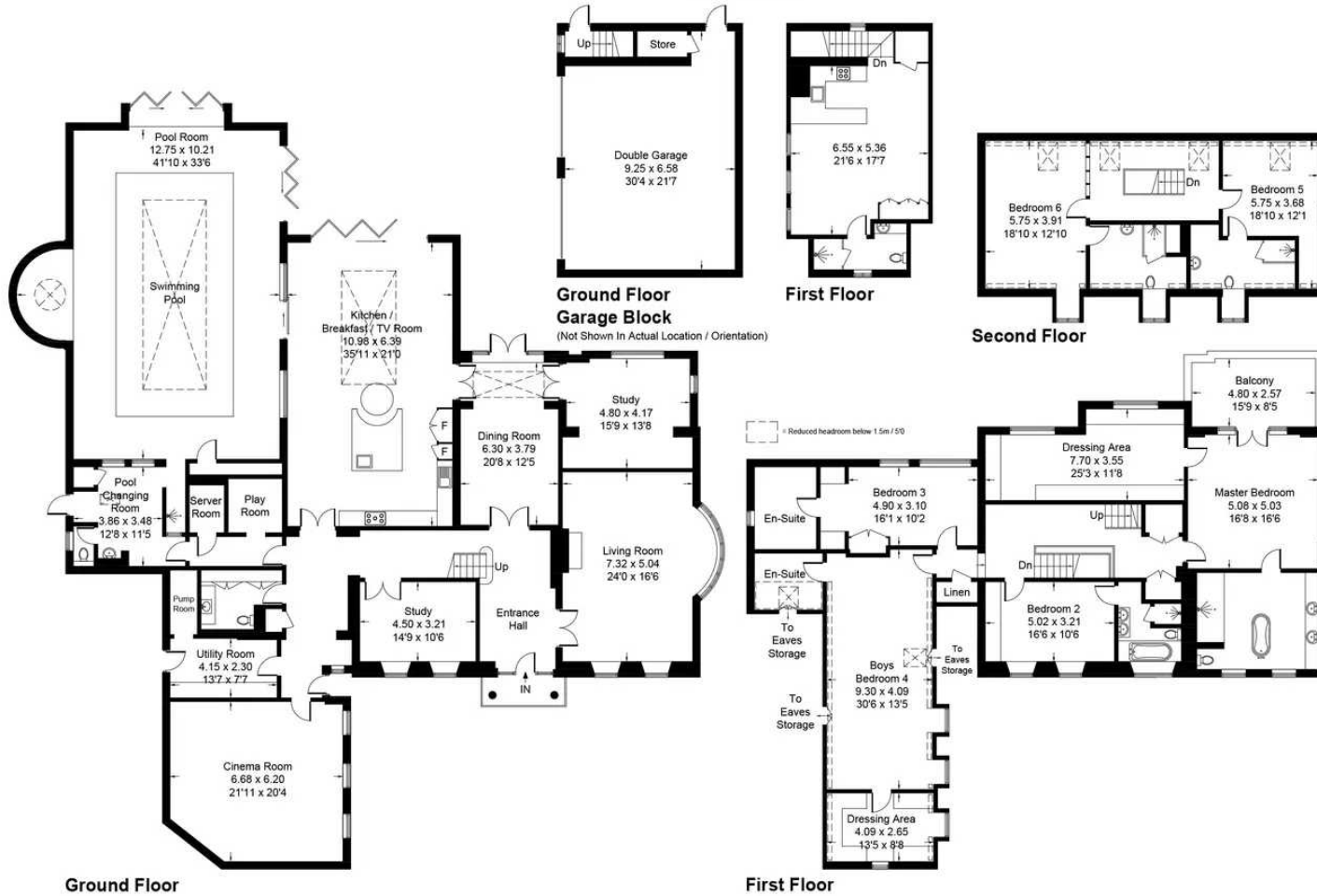
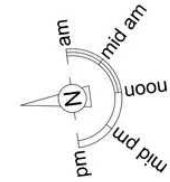






# Eaton Park Road, Cobham, Surrey, KT11

Approximate Gross Internal Area = 719.3 sq m / 7742 sq ft  
 Garage Block = 107.2 sq m / 1154 sq ft  
 Total = 826.5 sq m / 8896 sq ft



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

## Grosvenor Surrey – Cobham

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