THE CHESTNUTS BEECH CLOSE · COBHAM





THE CHESTNUTS BEECH CLOSE · COBHAM · KTIL 2EN

A stylish family home situated in a sought after gated private road within close proximity of Reed's School, Oxshott woods and train station

Accommodation and amenities:

Entrance hall • Drawing room • Dining room • Study • Kitchen/breakfast/family room Utility room • Cloakroom

Master bedroom suite with dressing room and balcony • Guest suite with dressing room Further guest suite • Sitting area

Bedroom • Bedroom/media room • Bathroom

Garage

Curchods 7 Hollyhedge Road, Cobham, Surrey, KT11 3DQ Tel: +44 (0) 1932 860999 cobham@curchods.com www.curchods.com



4176 sq ft (388 sq m)

Knight Frank LLP 50 High Street, Cobham Surrey KT11 3EF Tel: +44 (0) 1932 591600 cobham@knightfrank.com www.knightfrank.com



Situation



Cobham & Stoke D'Abernon 2 miles Oxshott 1.5 miles (From 36 minutes direct to London Waterloo)



Cobham 1.4 miles Esher 2.8 miles Guildford 12 miles Kingston Upon Thames 8 miles



ACS International School, Cobham Parkside, Cobham Reed's, Cobham Notre Dame, Cobham Feltonfleet, Cobham Danes Hill, Oxshott



A3 2 miles M25 (junction 10) 2.5 miles



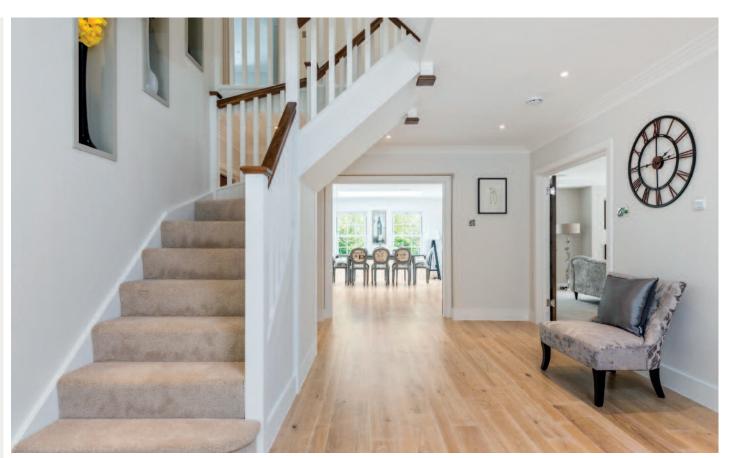
London Gatwick: 23 miles London Heathrow: 18 miles



Sandown Park Epsom Kempton Park Ascot



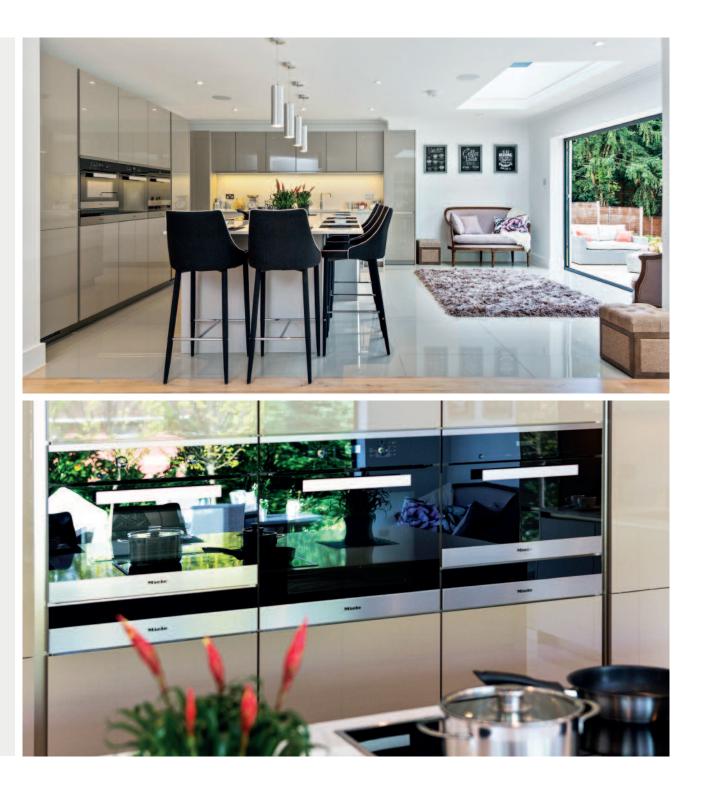
St Georges Hill Wisley The RAC at Epsom Burhill Effingham

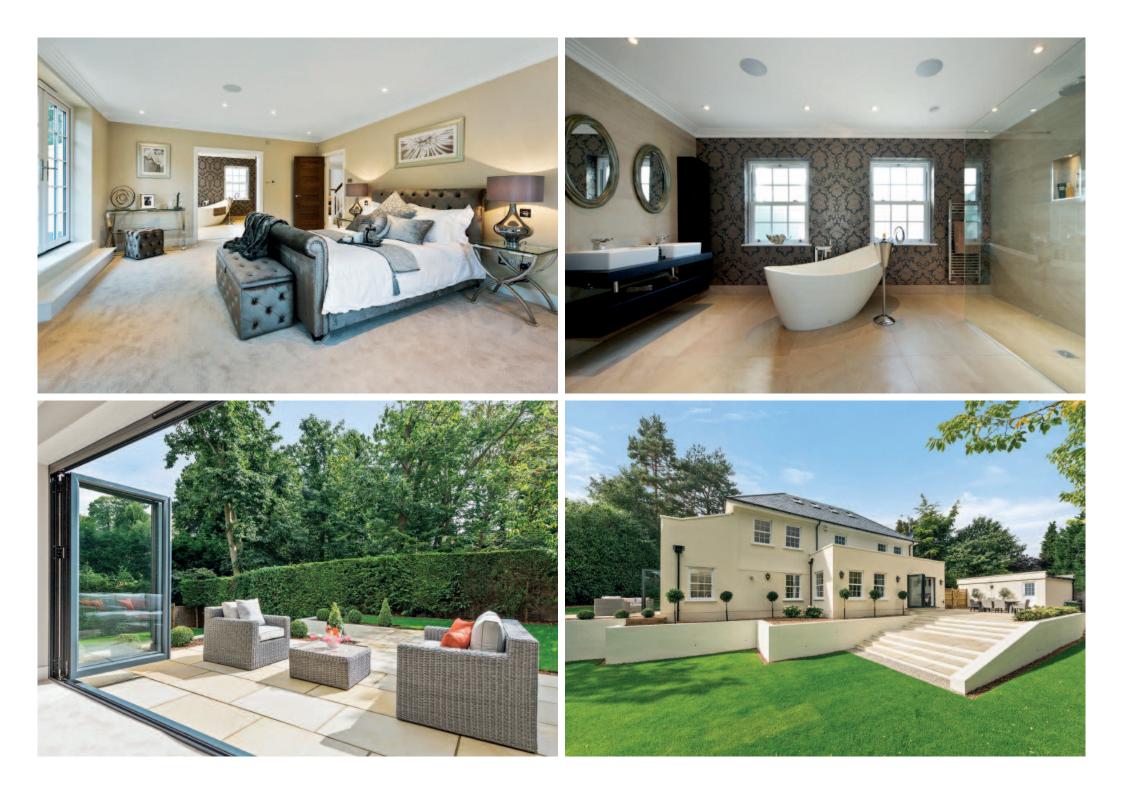




Specification

- Double glazed sliding sash windows
- Gas central heating with under flooring heating and thermostatic zone control to ground floor
- Underfloor heating to all bathrooms and dressing rooms
- CAT 6 / Freeview / Satellite to all rooms
- Sonos sound system with ceiling speakers to all ground floor rooms, Master suite and Bedroom 4 / Media room
- Wiring for speakers to all other rooms
- Stained oak flooring to Entrance hall and Breakfast room
- Porcelain wall and floor tiles to Kitchen, Family room, Utility room, Cloakroom and all bathrooms
- Aluminium bi-fold doors to the Family room and Drawing room
- Two French doors leading from Master suite to balcony
- Beckerman kitchen designed by Moore By Design includes:
- Miele steam oven, combination microwave, pyrolytic self cleaning oven, induction hob and downdraft extractor
- Built-in tall fridge and freezer, Quooker fusion instant hot water tap and under counter wine cooler, freestanding washing machine and tumble dryer to Utility room
- Sanitary ware by Duravit and Villeroy and Boch to Master suite
- Quality polished chrome fittings by Vado and Hansgrohe with Simpsons shower enclosures
- Professionally designed landscaped gardens with sandstone patios





Important notice

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Particulars dated: October 2015 Photographs dated: September 2015

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