

THE CHESTNUTS

BEECH CLOSE · COBHAM





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BEECH CLOSE · COBHAM · KT11 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

4176 sq ft (388 sq m)

Curchods

7 Hollyhedge Road,
Cobham, Surrey, KT11 3DQ

Tel: +44 (0) 1932 860999
cobham@curchods.com

www.curchods.com

CURCHODS

Knight Frank LLP

50 High Street, Cobham
Surrey KT11 3EF

Tel: +44 (0) 1932 591600
cobham@knightfrank.com

www.knightfrank.com

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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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