

HILLVIEW, 14A PONY CHASE, COBHAM, KT11 2PF



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## HILLVIEW, 14A PONY CHASE, COBHAM, KT11 2PF

PRICE £1,800,000 FREEHOLD

An outstanding high specification house by Avicam Homes in a private, gated close of three properties. An interesting innovative design with detail features including master suite with 16ft (4.95m) high ceiling vault; second floor with 3 rooms including bedroom 6 and 3rd en-suite shower room. Superb kitchen with sold oak doors and granite tops. South backing secluded garden. No Onward Chain.

Gas fired underfloor heating to ground and first floor and radiators to second floor.

High-quality timber sliding sash double-glazed window.

10ft (3m) ground floor ceiling heights.

Drawing Room with stone fireplace and gas coal effect fire. Room semi-sunken with taller ceiling.

Low voltage downlighters.

Kitchen/Breakfast Room by Kitchen Culture of Esher with Miele appliances including double oven, gas hob, extractor hood, American-style double door fridge-freezer, dishwasher and microwave.

Bathrooms with Ideal Standard sanitary ware; granite worktops to master suite and family bathroom. Jacuzzi bath and body jet showers in master en-suite. Full-height tiling to walls.

Conservatory with high-quality timber double-glazed units.

Custom made wardrobes to bedrooms 1 - 4.

Integral Double Garage with remote operated up-and over door, personal door to Utility Room.

South backing secluded garden with paved patio and path.

Block paviour to driveway and security lights to front and rear. Landscaped, well-established planting.



Please note that these particulars are for guidance. Measurements are approximate and you should not rely on them for the fitting of carpets, curtains or other embellishments. We do not test appliances, equipment or services.




View film at [www.trenchardarlidge.co.uk](http://www.trenchardarlidge.co.uk)

**VIEWING: STRICTLY BY APPOINTMENT ONLY PLEASE**

**Elmbridge Borough Council Tax Band H**

**Mortgages:** Our financial adviser, Baneberry Finance, offers buyers expert impartial mortgage advice.



**Energy Performance Certificate** 

14a Pony Chase  
COBHAM  
Surrey  
KT11 2PF

Dwelling type: Detached house  
Date of assessment: 26 February 2009  
Date of certificate: 26 February 2009  
Reference number: 8811-6122-5420-3866-0022  
Total floor area: 356 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(10-15) A
(81-91) B			(20-30) B
(69-80) C			(35-50) C
(55-68) D	72	74	(50-65) D
(39-54) E			(65-80) E
(21-38) F			(81-90) F
(1-20) G			(91-100) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	156 kWh/m <sup>2</sup> per year	152 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.2 tonnes per year	9.0 tonnes per year
Lighting	£270 per year	£180 per year
Heating	£1101 per year	£1122 per year
Hot water	£188 per year	£188 per year

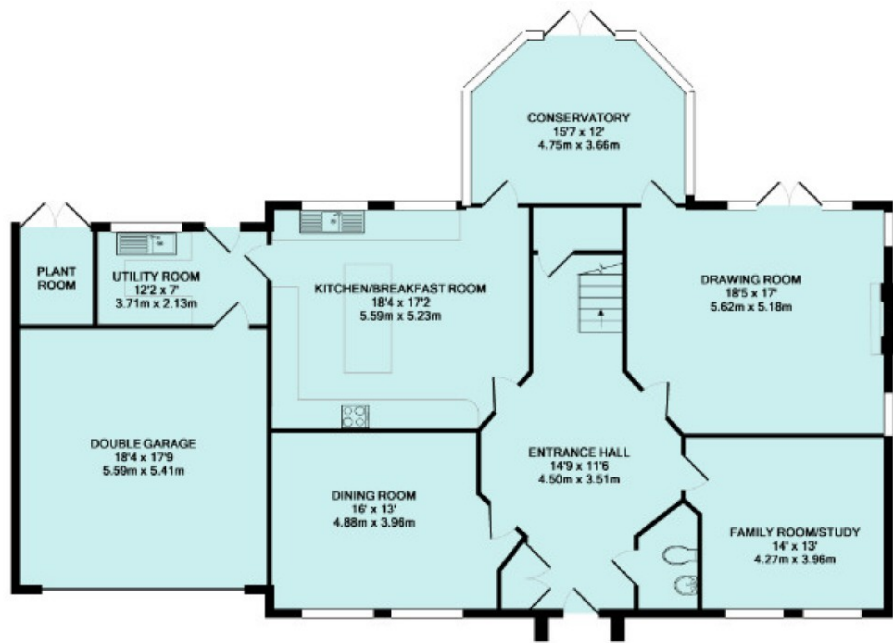
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

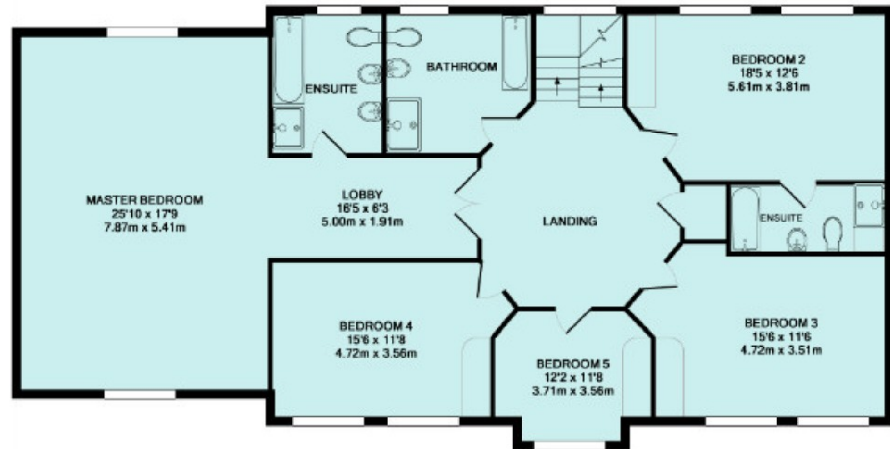


The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



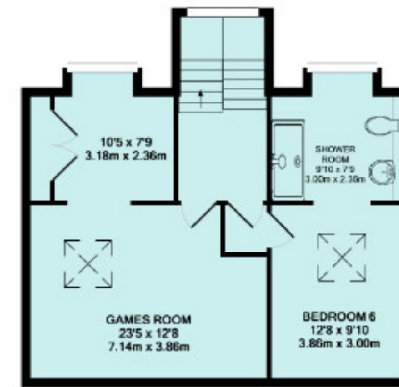


GROUND FLOOR  
APPROX. FLOOR  
AREA 1856 SQ.FT.  
(172.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1207 SQ.FT.  
(111.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 4165 SQ.FT. (386.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2ND FLOOR  
APPROX. FLOOR  
AREA 602 SQ.FT.  
(55.9 SQ.M.)

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