BRAEMAR
HORSLEY ROAD • DOWNSIDE
KT11

*Detached family home complete with a self-contained annexe and wonderful views over farmland*

- Entrance hall
- Living Room
- Dining Room
- Family Room
- Sitting room
- Kitchen/Breakfast Room
- Office
- Utility Room

- Master Bedroom with Dressing Room, En Suite Bathroom with separate shower and Balcony • 3
- Further Bedrooms, two with En Suite Bathrooms • One further bathroom

- Annexe with 1 Bedroom and En Suite Bathroom • Kitchen/Living Room
- Double Garage with storage • EPC Rating : D

Cobham 1.5 miles • Leatherhead 6.5 miles
Guildford 10 miles • A3 3 miles
M25 (J10) 4 miles • Central London 24.5 miles

All distances are approximate

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Situation
Set in almost 2.5 acres of greenbelt land on the edge of Cobham in a rural yet convenient location is this 4/5 bedroom, detached family home complete with a self-contained annexe and wonderful views over greenbelt farmland.

The main house comprises of 4 bedrooms and 4 bathrooms, 3 of which are en-suite with the master bedroom also benefitting from a dressing room and a balcony.

On the ground floor are the living room, dining room, a sitting room, office area, family room and the kitchen breakfast room. There is also a cloakroom and a large utility room.

The annexe has a kitchen/living room and a bedroom with an en-suite, and beautiful views across the lawn and paddock.

The property is located on the edge of Downside Village, which is located just over 1.5 miles from Cobham High Street.

**Schools:** Within the Village is the most highly regarded infant school, St Matthews.

**Travel:** An ideal commuter location, the property is within easy reach of the A3 and M25.

The property is conveniently located between Effingham Junction and Cobham & Stoke d’Abernont station, reaching London Waterloo in approximately 30-40 minutes.

Both London Heathrow and Gatwick are reached via the M25 motorway.
Important Notice

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