



ESTATE AGENTS



Lytton Park, Cobham, KT11 2HB

£2,350,000

# Lytton Park, Cobham, KT11 2HB

Ideally located in a gated private development off Sandy Lane, this wonderful detached family home is positioned on a large corner plot nestled away toward the end of the cul de sac.

The spacious accommodation comprises large entrance hall with WC and cloak room and doors to study, living room with doors to garden, dining room with intercommunicating door to the open plan kitchen/breakfast/family room which offers a well planned kitchen area and island, door to utility room with access to garden and integral double garage.

The first floor provides a galleried landing, master bedroom suite with dressing area and en-suite bathroom, guest bedroom with en-suite shower room, a third en-suite bedroom, two further double bedrooms sharing a 'Jack & Jill' style bath/shower room.

Externally you will find large gardens to the rear and side with mature borders and patio linking the living, dining and kitchen making for an ideal entertaining space. The front provides access to the double width integral garage and off street parking for several cars.

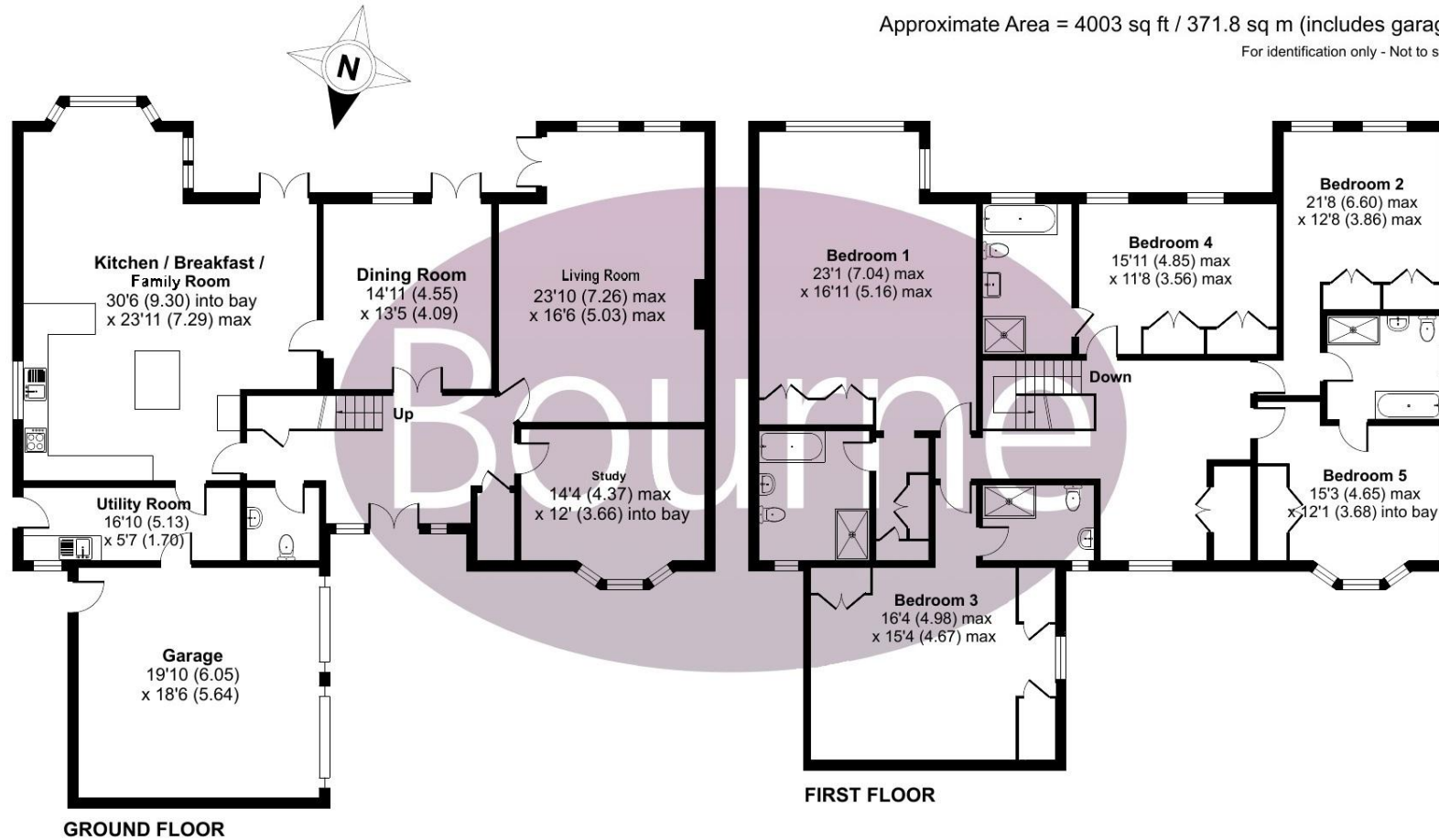
- Private Gated Development
- Detached Family Home
- Five Double Bedrooms
- Four Bathrooms
- Three Reception Rooms
- Open Plan Kitchen/Breakfast/Family Room
- Mature Large Garden
- Double Width Integral Garage
- Highly Regarded Location
- Close to Reeds School



## Lytton Park, Cobham, KT11

Approximate Area = 4003 sq ft / 371.8 sq m (includes garage)

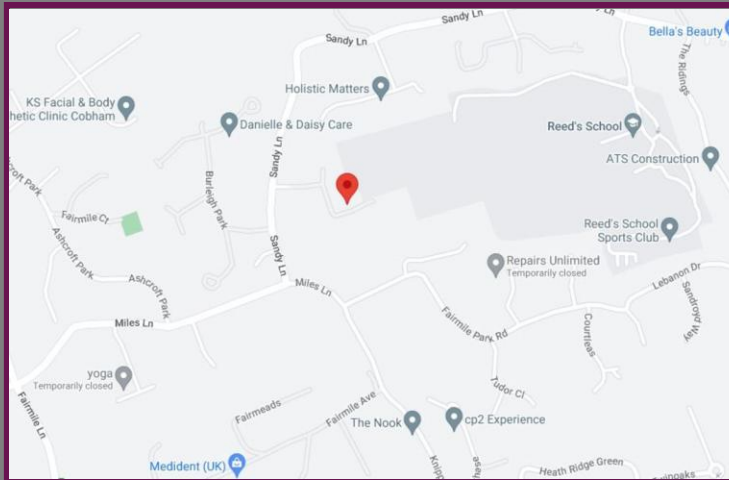
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 894734

# Location

This property is ideally located on the Cobham/ Oxshott borders in a small private gated estate. Cobham High Street is just 1.7 miles away has a wonderful mix of shops and eateries including a Waitrose, the Coppa Club and the Ivy cafe. The property provides easy access to some fantastic local schools including Reeds, ACS and Cobham Free School. Oxshott Heath and Fairmile Common are both close by offering some lovely walks in areas of outstanding natural beauty. The local station will take you into London Waterloo in around 40 minutes and there is excellent road access for both the A3 and M25.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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