



26 Old Lane,  
Cobham, Surrey KT11 1NP







A beautifully presented 3 bedroom home just a 'stone's throw' from Effingham Junction station, with 2 bath/shower rooms, fabulous kitchen/dining room and 85' South-West facing rear gardens.







## 26 Old Lane, Cobham, Surrey

We are delighted to bring to market this spacious 3 bedroom family home which has been imaginatively enlarged by the current owners to deliver the perfect spaces for today's lifestyle demands.

Once over the threshold, the reception hall leads you passed the ground floor shower room and into the hub of the home which comprises a Shaker style kitchen, with preparation island topped with Quartz Silestone and appliances, including induction hob, extractor, Quooker hot tap, Miele double oven/microwave, integrated dishwasher and fridge. These spaces have a wide set of bi-fold doors to the sun deck and also cascades of light from the vast ceiling atrium, with a further utility area which houses an integrated freezer, utility plumbing and built in larder.

From here one can access the lounge which used to be two separate rooms, including the formal dining room now used as a study area. There is a front facing bay window, fireplace log store and log burning stove, with a soft blend of both exposed timber and ceramic flooring throughout the ground floor.

From the reception hall is a useful cloaks storage cupboard and stairs to the first floor. with higher than average ceilings as the feeling of light and space continues into the bedroom accommodation.

Currently arranged as two double bedrooms and the 3rd bedroom fitted out as a home office, with this level of the house completed by the family bathroom with shower over the bath.

Outside, the house has private driveway parking for up to 3 cars to the front and a gated side access to the rear. The rear gardens have been expertly landscaped, with a raised composite sun deck (with log store beneath) and glazed balustrade to soak in the best of the South-Westerly aspect. Steps lead down to a paved area flanked by lawn for the remainder of the 85' gardens, passing two timber sheds/outbuildings en route.

For anyone new to the area, there are countless amenities on hand, with Effingham Jct Station just a 0.2 mile walk way with its direct services to Waterloo & Guildford, and also the wide open spaces to stretch one's legs at Effingham Common. A useful local Stores is perfect for the day to day items of shopping with more comprehensive shops available at East Horsley or Cobham to suit. With a wide choice of both excellent recreational & educational amenities on hand, this home is just perfectly positioned for all.

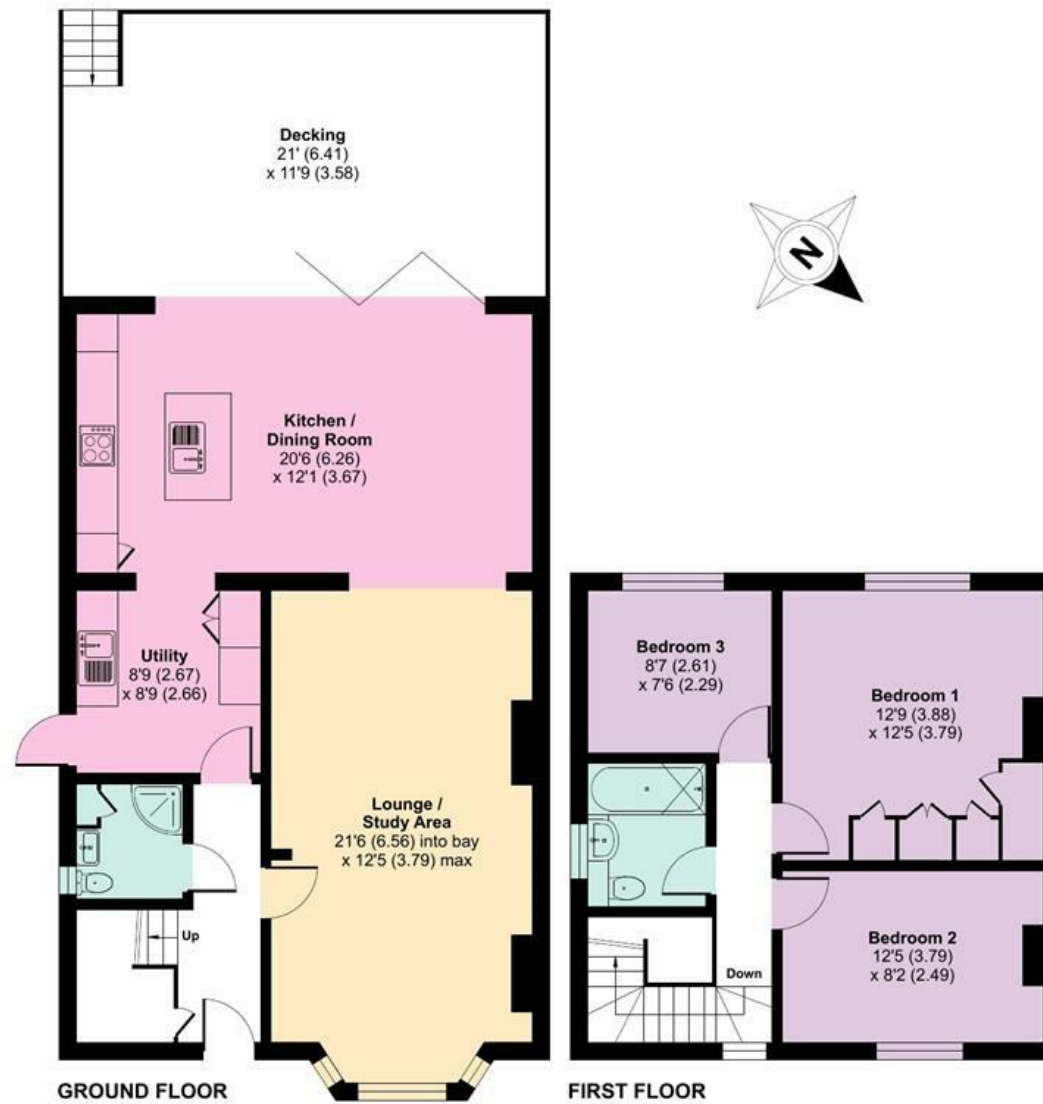
Viewing Highly Recommended.





Gross Internal = 1232 sq ft / 114.4 sq m

For identification only - Not to scale







## DIRECTIONS

From our Offices in East Horsley, proceed under the bridge into Ockham Road North and take the 2nd right into The Drift. Continue passed the Golf Club to the T junction, turning left onto Forest Road towards Effingham Junction. At the crossroads, turn left into Old Lane, where the driveway to No 26 will be found approx. 150 yard along on the left. ///pinks.smoke.pine



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

