

Boyce Thornton

The local property experts

SALES, LETTINGS & PROPERTY MANAGEMENT

SPECIALISING IN OXSHOTT • COHAM • CLAYGATE



Verona Blundel Lane, Cobham, KT11 2SE
£6,500 Per Calendar Month

SITUATION AND DESCRIPTION

Built approx. ten years ago, Verona is a stunning mix of character features such as oak beams and oak window frames, coupled with the qualities of a modern new build such as concrete floors and under-floor heating throughout. The property offers spacious accommodation with five bedrooms, three bathrooms and four receptions. Available from the 12th February 2024.

LOCATION

From our office in Oxshott, head down Oakshade Road and turn left onto Steels Lane. Continue onto Blundel Lane and Verona is just before the junction with Stoke Road.

ENTRANCE HALL

Covered porch, leads to entrance hall with coats cupboard. Tiled floor. Double doors to:

LIVING ROOM

21'0" x 13'11" (6.42 x 4.25)

Engineered wood flooring, feature fireplace with stone surround, slate hearth and open fire. Bi-fold doors to rear garden. Double doors to:

DINING ROOM

20'11" x 10'11" (6.38 x 3.35)

Engineered wood flooring. Built-in shelving and storage.

KITCHEN/BREAKFAST/FAMILY ROOM

22'5" x 20'9" (6.84 x 6.35)

Range of base and wall units with stone worktop over, plus larder cupboards. Island with storage and breakfast bar area. Integrated appliances including two freezers, fridge, drinks/salad fridge, microwave and dishwasher. Large five ring gas hob range cooker with double ovens and grill. Under-mounted one and a half bowl sink with mixer tap and cold filter tap. Bi-fold doors to garden.

Space for breakfast table and sofa area with wall mounted TV sockets. Door to:

UTILITY ROOM

Range of storage cupboards with worktop over.

Integrated washer/dryer. Stainless steel sink with mixer tap over. Door to side.

CLOAKROOM

Low level W.C. with concealed cistern and wall hung vanity unit with wash hand basin and storage.

STAIRS TO FIRST FLOOR

Landing with linen cupboard and library area with book shelves, cupboard storage and window bench seat.

MASTER BEDROOM

18'8" x 13'10" (5.70 x 4.22)

Stunning room with vaulted and beamed ceiling. Doors to balcony area. Built-in vanity unit with drawer storage. Under-bed sockets for bed-mounted TV feed.

DRESSING ROOM

Range of wardrobe and drawer storage.

EN SUITE BATHROOM

Tile enclosed bath with side mounted mixer tap. Low level W.C. with concealed cistern. Wall mounted vanity unit with wash hand basin and storage. Mirrored cabinet with touch control lighting. Separate shower cubicle with overhead and hand held heads.

BEDROOM THREE

12'11" x 11'8" (3.96 x 3.56)

With built-in double wardrobes.

BEDROOM FOUR

16'4" x 11'3" (5.00 x 3.44)

With built-in double wardrobes. Fitted office furniture.

BEDROOM FIVE

12'11" x 10'0" (3.95 x 3.06)

FAMILY BATHROOM

Tile enclosed bath with wall mounted mixer tap. Low level W.C. with concealed cistern. Wall mounted vanity unit with wash hand basin and storage. Mirrored cabinet with touch control lighting. Separate shower cubicle with overhead and hand held heads.

STAIRS TO SECOND FLOOR

Landing with loft storage cupboard and separate plant room housing electronics distribution hub, including Sonos boxes.

BEDROOM TWO

18'2" x 16'5" (5.55 x 5.02)

Dual aspect Velux windows. Built-in wardrobes. Door to:

EN SUITE SHOWER ROOM

Shower cubicle, low level W.C. and wall mounted vanity unit with wash hand basin and storage.

BASEMENT

Tiled stairs down from ground floor hallway. Store cupboard

TV /PLAYROOM

15'2" x 13'3" (4.63 x 4.05)

With wiring for TV and speakers.

WINE CELLAR

11'1" x 8'0" (3.39 x 2.45)

Room with substantial wine racking and shelving.

REAR GARDEN

Laid mostly to lawn with patio area and mature borders. Summer house and greenhouse, both with power and light.

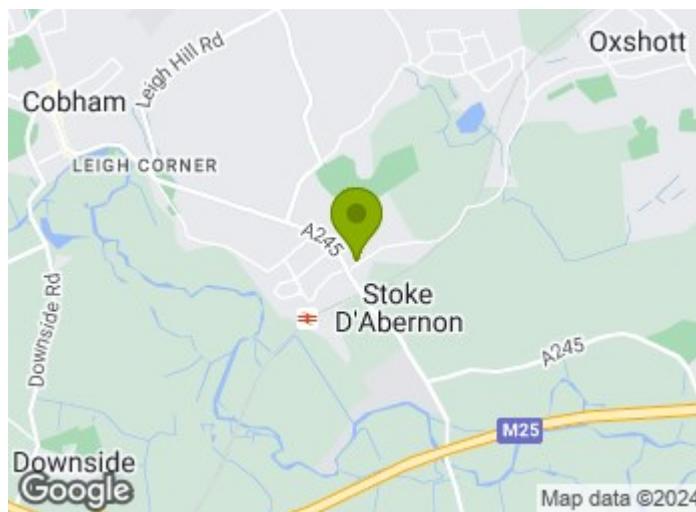
FRONT GARDEN

Carriage driveway with mature borders and parking for several cars.

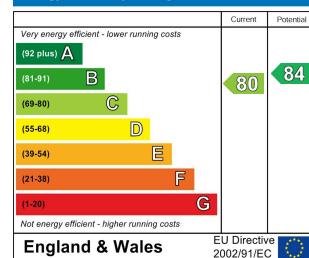
GARAGE

15'4" x 13'10" (4.68 x 4.23)

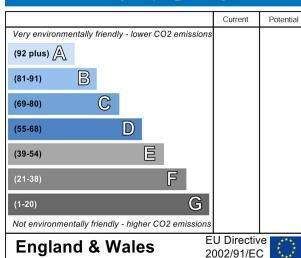
Large garage with remote up and over door, housing pressurised hot water tank and additional chest freezer.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Approximate Area = 319.4 sq m / 3438 sq ft
 Basement = 36.3 sq m / 391 sq ft
 Total = 355.7 sq m / 3829 sq ft
 (Including Garage)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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