



**The Old Squash Court, 12 Leigh Court Close, Cobham, KT11 2HT**  
**Price Guide £1,500,000 Freehold**

## HOW TO GET THERE

From the centre of Cobham, head towards Leatherhead on the Stoke Road, turn left into Leigh Hill Road and Leigh Court close is a private road, the third turning on the right. The Old Squash Court is then the first house on the right.

## SITUATION AND DESCRIPTION

Built in 1997, this unique detached home offers bright and spacious accommodation approaching 2000 sq ft, the property is presented in excellent condition with a contemporary feel, notable features include the vaulted master bedroom suite, open plan kitchen / dining room and its situation on this leafy residential close within walking distance of Cobham High Street.

## ENTRANCE HALL

Bright entrance with wood flooring.

## KITCHEN

20'11" x 10'9" (6.40m x 3.28m)  
Dual aspect with wood floors, open plan to dining room. Range of wall and base units with worktop over and tiled splash backs. Integrated gas hob, electric oven and fridge/freezer. Space and plumbing for washing machine and dishwasher. Under-mounted one and a half bowl stainless steel sink with mixer tap over. Open to:

## DINING ROOM

17'7" x 8'1" (5.36m x 2.47m)  
Space for large table, vaulted ceiling with eight velux roof lights and double doors to patio. Built-in storage cupboards.

## STUDY

10'6" x 9'10" (3.21m x 3.01m)  
With double doors from the hallway, built-in desk area and bookcase. Open to:

## LIVING ROOM

20'11" x 12'2" (6.40m x 3.71m)  
With glazed double doors from hallway, feature fireplace with wood and marble surround, housing coal effect gas fire. Under-stairs coats cupboard. Double doors to:

## ORANGERY

15'11" x 9'7" (4.87m x 2.94m)  
With glazed ceiling lantern, under-floor heating and double doors to rear patio.

## CLOAKROOM

Wall mounted W.C with concealed cistern and wash hand basin.

## STAIRS TO FIRST FLOOR

Landing with airing cupboard housing hot water tank.

## MASTER BEDROOM

20'11" x 14'0" (6.40m x 4.27m)  
Stunning space with vaulted ceiling, range of fitted wardrobes and door to:

## EN SUITE SHOWER ROOM

Large shower cubicle with overhead and hand-held outlets, low level W.C. and vanity unit with surface mounted wash-hand basin with storage drawer below.

## BEDROOM TWO

15'5" x 9'9" (4.70m x 2.98m)  
Built-in wardrobes.

## BEDROOM THREE

12'4" x 10'9" (3.78m x 3.29m)  
Range of fitted wardrobes.

## FAMILY SHOWER ROOM

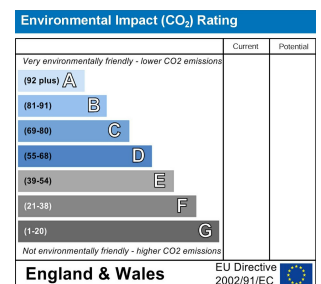
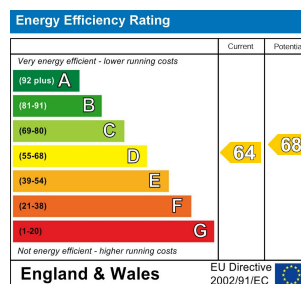
Walk in shower with overhead and hand-held outlets, low level W.C. and vanity unit housing surface mounted wash-hand basin and storage drawer below.

## DETACHED DOUBLE GARAGE

19'2" x 16'3" (5.85m x 4.96m)  
Twin remote up and over doors, power and light. Tumble dryer, fridge and freezer.

## PATIO GARDEN

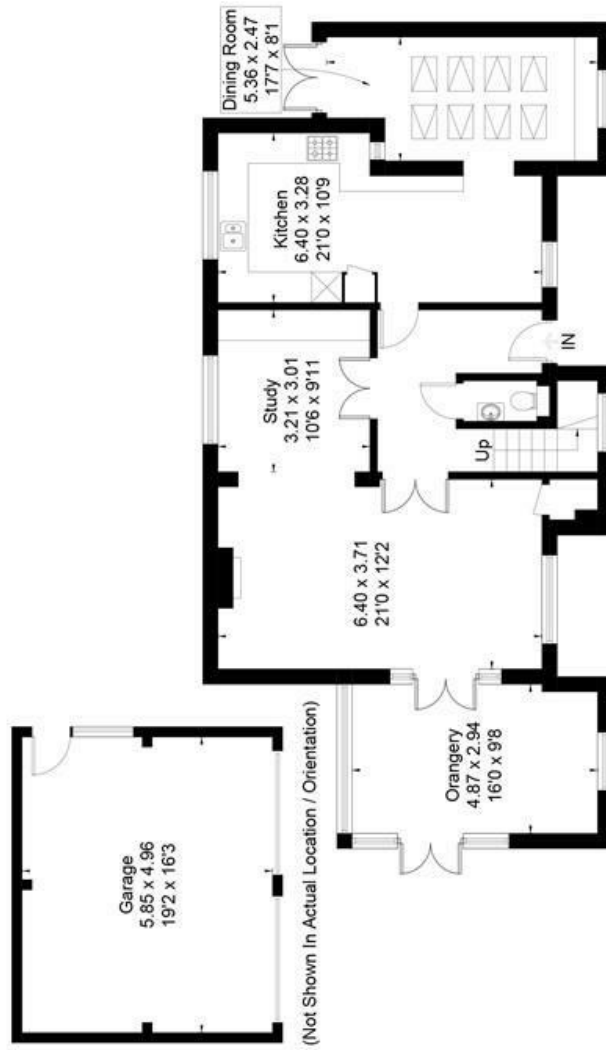
Quiet and secluded south facing, professionally landscaped patio garden with mature shrub borders, irrigation and lighting. access to garage and rear entrance gate.



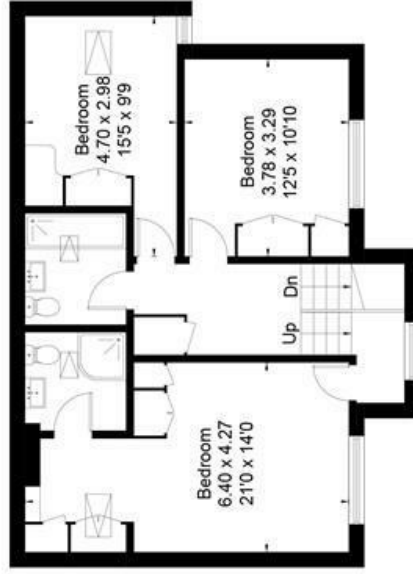




Approximate Floor Area = 165.2 sq m / 1778 sq ft  
Garage = 28.9 sq m / 311 sq ft  
Total = 194.1 sq m / 2089 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107471