



Little Orchard 24 Littleheath Lane, Cobham, KT11 2QG
Offers Over £1,750,000 Freehold

HOW TO GET THERE

From our office in Oxshott, continue down Oakshade Road and turn left at the junction with Steels Lane. Passing the shop on the right, take the next right into Blundel Lane. Follow this over the railway crossing, This becomes Littleheath Lane and the house will be found a short way along on the right.

ENTRANCE

Spacious hallway with American Oak herringbone wooden flooring.

STUDY

13'1" x 11'10" (4.00m x 3.62m)
Front aspect.

SITTING ROOM

25'5" x 12'5" (7.75m x 3.80m)
Front and rear aspect, feature fireplace with Jotul wood burning stove, American Oak herringbone wooden flooring, two doors leading to side patio.

CLOAKROOM

Steps down to w.c with American Oak herringbone wooden flooring and under stairs storage. Low level W.C. and corner wash hand basin on vanity unit with storage.

KITCHEN

12'11" x 9'8" (3.96m x 2.95m)
Range of wall and base units with stone

worktop over. Integrated fridge/freezer and dishwasher, freestanding Rangemaster five ring gas cooker with twin ovens. Under-mounted double ceramic sink with mixer tap over. Peninsula island with breakfast bar and pendant lighting leading to:

DINING ROOM/FAMILY ROOM

17'11" x 16'11" (5.47m x 5.18m)
Large open area with double doors to garden, space for large dining table and sofa/T.V. area. Door to:

UTILITY ROOM

Range of wall and base units with worktop over, surface mounted stainless steel sink with drainer. Washing machine, tumble dryer and under-counter freezer. Door to:-

DOUBLE GARAGE

16'5" x 15'5" (5.02m x 4.70m)
With remote up and over door. Wall mounted boiler and cupboarded housing Megaflow hot water tank.

STAIRS TO FIRST FLOOR

MASTER BEDROOM

15'0" x 12'11" (4.58m x 3.95m)
Rear aspect, walk way through to large dressing room/storage room (4.31m x 4.22m)

EN SUITE SHOWER ROOM

Shower cubicle, low level W.C. and vanity

unit with surface mounted wash hand basin and storage below.

BEDROOM TWO

16'9" x 11'11" (5.12m x 3.65m)
Front aspect.

BEDROOM THREE

12'4" x 11'5" (3.78m x 3.48m)
Front aspect, built in wardrobe.

BEDROOM FOUR

11'6" x 11'3" (3.52m x 3.45m)
Rear aspect, built in wardrobe.

FAMILY BATHROOM

Large family bathroom with tile enclosed bath, separate shower enclosure, low level W.C. and pedestal wash hand basin

REAR GARDEN

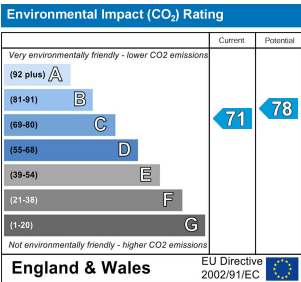
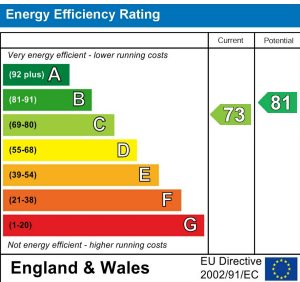
Large rear garden laid mostly to lawn with mature borders and west facing patio two storage sheds and a wooden summerhouse. Paths and gated access to both sides.

FRONT GARDEN

Remote electronic gates, ample off-street parking, lawn and well maintained borders.

COUNCIL TAX

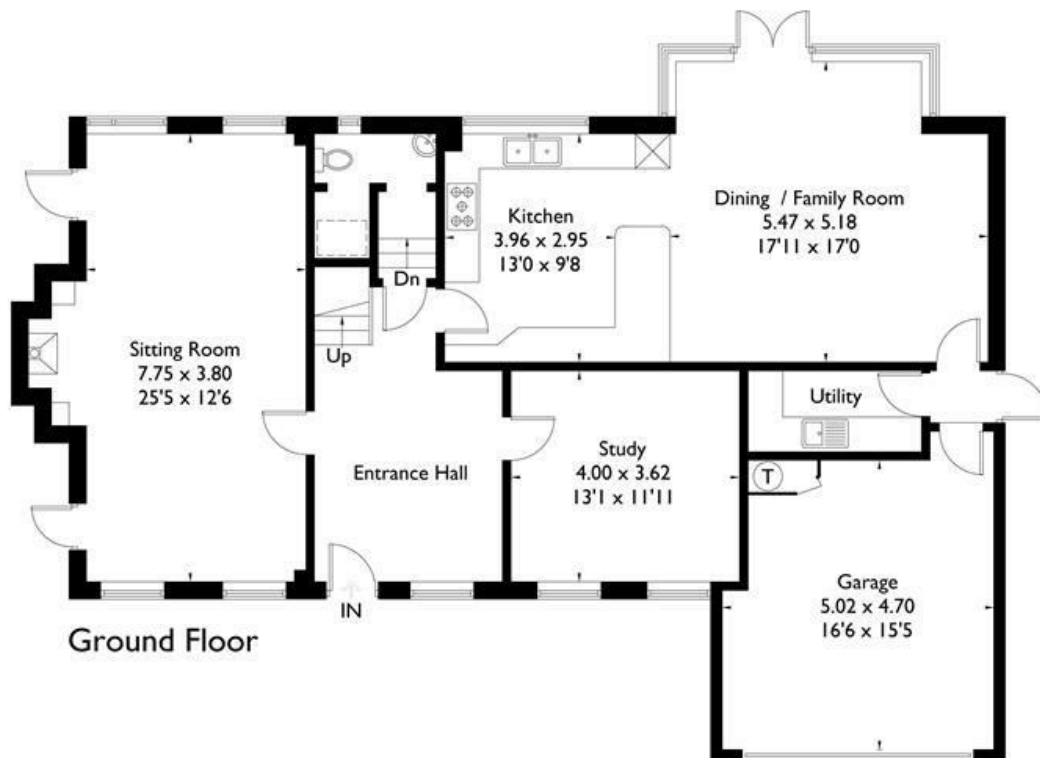
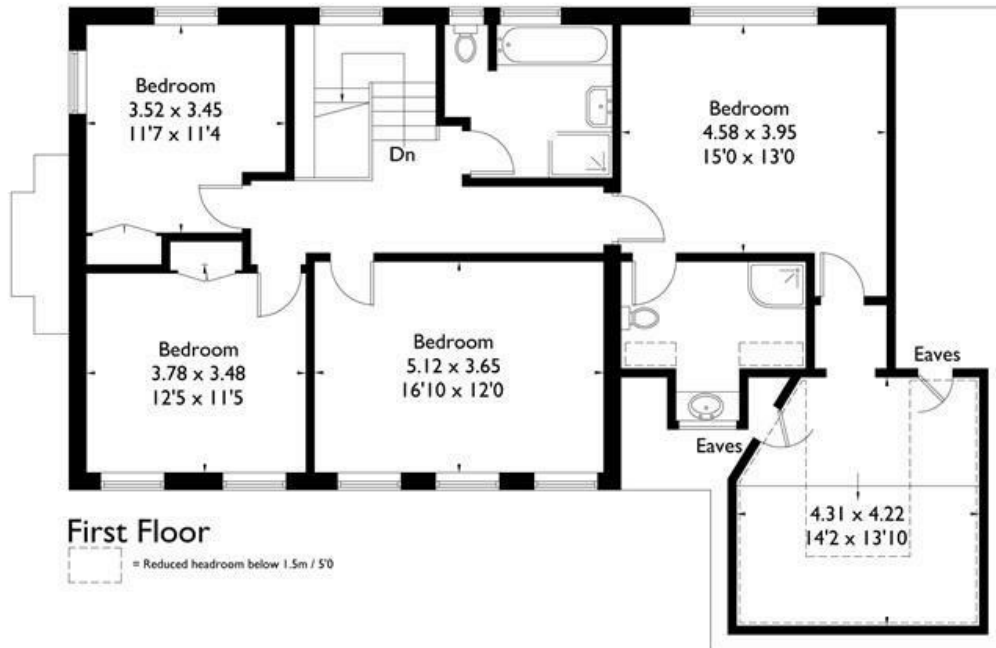
Band F - £3369.60 (2024/25)





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Approximate Gross Internal Area = 259.6 sq m / 2794 sq ft
(Including Garage)



FLOORPLANZ © 2015 0845 6344080 Ref: 163522

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.