

Byfleet Road, Cobham, KT11 1DS

TO RENT £8,900 Per Month

**Woodlands Byfleet Road, KT11**

Approximate Gross Internal Area = 252.9 sq m / 2722 sq ft



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.



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**for rent**

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THE LOCATION

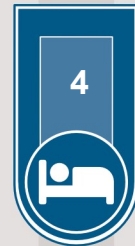
Cobham is one of Surrey's most sought-after villages, renowned for its charming high street, stylish boutiques, excellent restaurants, cafés and traditional pubs. Popular with both UK and international buyers, the area offers an outstanding balance of village living and exceptional connectivity.

Stoke d'Abernon railway station is within easy reach, providing regular services to London Waterloo in approximately 40 minutes and Guildford in around 20 minutes. The nearby A3 and M25 offer convenient access to Central London, Heathrow and Gatwick airports.

The area is particularly well regarded for its excellent choice of both state and independent schools, including ACS International School Cobham, Cobham Free School, Parkside School, Notre Dame School, Feltonfleet School and Danes Hill School.

Residents also benefit from an array of leisure and recreational facilities, including the prestigious St George's Hill Golf Club and Burhill Golf Club, the David Lloyd Club in Weybridge, and a number of tennis clubs in Cobham, Oxshott and Esher.

Combining excellent amenities, outstanding schools and superb transport links, Cobham continues to be one of the Home Counties' premier locations for family living.



THE PROPERTY

This exceptional four-bedroom, three-bathroom family home has been recently constructed to an impressive standard, offering contemporary living with high-quality finishes throughout. Set behind private electric gates, the property combines style, comfort and security in a truly turnkey residence.

The ground floor benefits from underfloor heating and air conditioning, with the luxurious principal bedroom on the second floor also enjoying climate control for year-round comfort.

At the heart of the home is a beautifully designed open-plan kitchen and dining area, seamlessly flowing into the spacious living room. A striking contemporary fireplace creates an elegant focal point, while high-specification finishes and bi-fold doors opening onto the garden provide the perfect balance of style and functionality. A separate utility room further enhances the practicality of the space.

The well-proportioned bedrooms all feature fitted wardrobes, with the impressive principal suite offering extensive storage and a luxurious en-suite bathroom. Complete with a state-of-the-art shower and steam room combination, this space provides a private, spa-inspired retreat.

Outside, the landscaped rear garden has been designed with low maintenance in mind, featuring a patio area and artificial lawn, ideal for relaxing or entertaining guests.

To the front, a generous driveway and integral garage provide ample off-street parking and additional storage.

Finished to an exceptional standard throughout, this outstanding home offers modern family living within a secure gated setting and is ready to move straight into.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.