

15a Milner Drive, Cobham, Surrey, KT11 2EZ

Guide Price: £1,450,000 Freehold

ELIZABETH HUNT ASSOCIATES

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A CONTEMPORARY FOUR-BEDROOM FAMILY HOME WITH GENEROUS LIVING SPACE, BI-FOLD DOORS & A LARGE GARDEN, CLOSE TO ACS COBHAM INTERNATIONAL SCHOOL

Reception hall - Cloakroom - Kitchen/dining room with bifold doors to the garden - Impressive drawing room with bifold doors to the garden - Study - Utility room - Principal bedroom with en suite bathroom - Guest bedroom with en suite shower room - 2 further bedrooms - Family bathroom - Double garage - Driveway parking - Secluded garden - Stunning views over Reeds School playing fields
Council Tax band: F

Discover space to gather, room to retreat and a garden to enjoy at at this **stunning modern property**. Built in 2012, this **contemporary four-bedroom family home** combines **bright, generously proportioned accommodation** with a practical layout for everyday life. Set in a popular residential location overlooking Reed's School playing fields, the property is conveniently positioned for the ACS Cobham International School, local amenities and connections towards London.

The spacious drawing room makes an **inviting setting for relaxed evenings and entertaining alike**. Tiled flooring, **underfloor heating and bi-fold doors** opening onto the rear garden create a comfortable living space with a strong connection to the outdoors. Open the doors in warmer weather and extend family gatherings into the garden.

At the heart of the home, the **well-appointed kitchen/breakfast room provides a sociable family and entertaining setting** for everything from hurried weekday breakfasts to leisurely weekend lunches. Its own **bi-fold doors** open to the rear, bringing garden views into the room and making outdoor dining easy. A **separate utility room** keeps household tasks neatly tucked away, while the **dedicated study** offers valuable space for working from home. A welcoming **reception hall and downstairs cloakroom** complete the ground floor.

Upstairs, the **fabulous principal bedroom with en-suite bathroom** provides a private place to unwind. **Three further bedrooms** offer flexibility for family members and guests, with a **second en-suite bedroom and a separate family bathroom** helping everyone get ready with ease.

Outside, the **large rear garden is mainly laid to lawn, with established shrubs and trees providing an attractive backdrop**. A decked seating area offers space for summer meals, morning coffee or simply enjoying some fresh air. The outlook across neighbouring playing fields enhances the sense of openness, while the **double garage** adds useful parking and storage space.

For those seeking a four-bedroom family home in Cobham, the **location brings schools, amenities and transport connections within reach**. Alongside the ACS International School Cobham and Reed's School, the surrounding area offers a choice of independent schools. Cobham's shops, cafés and restaurants serve everyday needs, while Painshill provides a local destination for scenic walks. Cobham & Stoke d'Abernon station offers services to London Waterloo, and the A3 and M25 provide access towards London, Heathrow, Gatwick and the wider motorway network.

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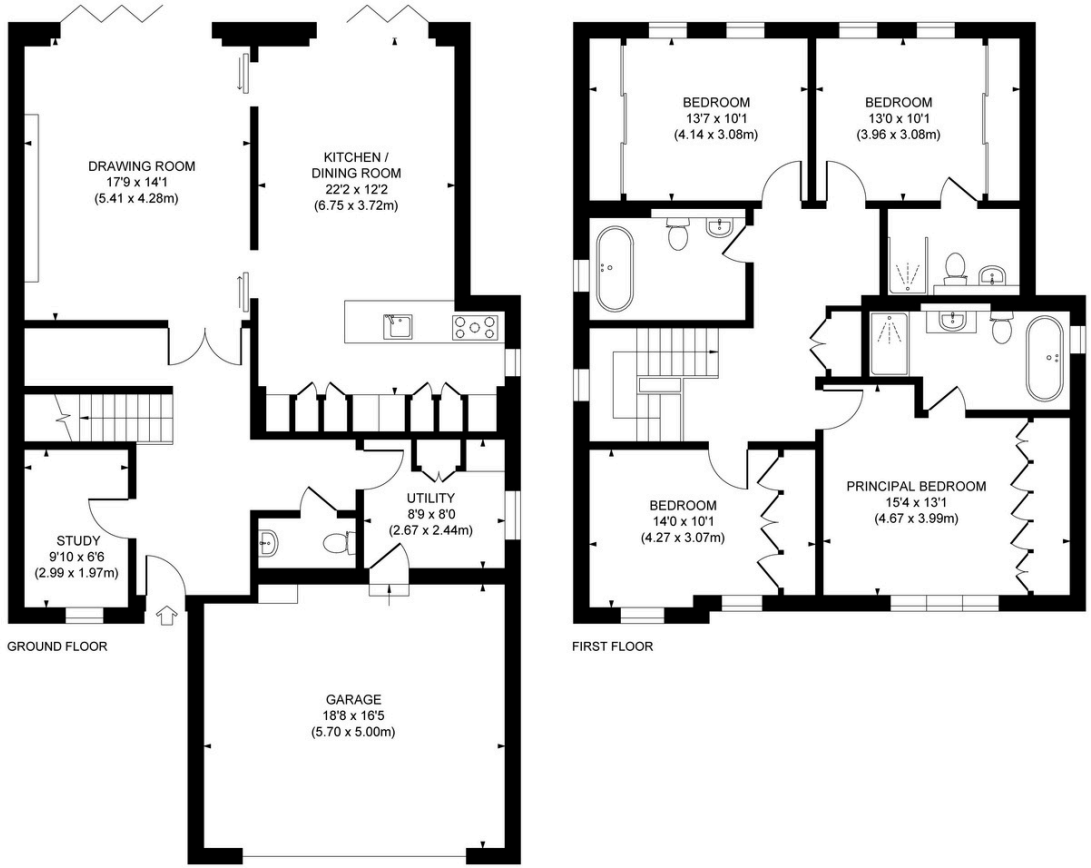


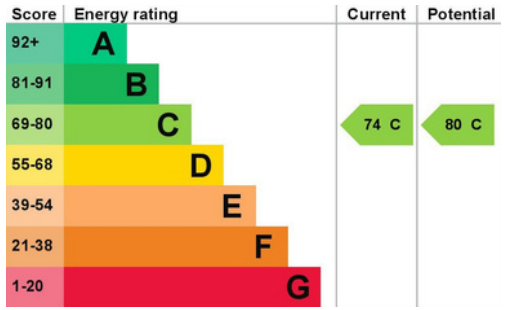




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