



Silver Birch, Queensgate

Cobham KT11, Surrey

Llanover
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Silver Birch, Queensgate, Fairmile Lane, Cobham KT11 2TG

Guide Price : £2,750,000

Set within the charming gated community of Queensgate in Cobham, Silver Birch is a beautiful seven-bedroom family home, offering flexible accommodation across three floors and sits within a 0.4 acres plot.

A sizeable and welcoming entrance hall, opens into the main reception rooms and an office/study. The living room is very spacious and opens into a conservatory. Aside from the formal dining room, the large kitchen also incorporates an informal family dining area. The kitchen leads to a family room and a further bedroom with an ensuite bathroom ideally served as guest accommodation. The kitchen also leads to a separate utility room and a garage. The entire ground floor, barring the study, offers a great outlook of the large garden at the rear of the house.





The first floor is accessed from a wooden staircase. The principal suite offers ample storage and an ensuite bathroom. There are four further bedrooms including one with ensuite facilities. A family bathroom is also offered at this level. The first floor leads to a loft which has been converted into a spacious bedroom with an ensuite bathroom and a dressing area.

The property boasts of a mature garden with a koi pond and a beautiful swimming pool, a hot tub and a golf putting green.





Cobham combines village charm with excellent connectivity: Cobham Free School and ACS Cobham International School nearby, plus a High Street offering great restaurants, cafés and boutique shops. Queensgate sits close to Cobham & Stoke d'Abernon station (38 mins to Waterloo), Esher Station (minutes to Waterloo) the A3/M25 (Junction 10), giving swift access to London, Heathrow and Gatwick.















QUICK FACTS

PRICE: £2,750,000

SIZE : 4589sqft

BEDROOMS: 7

BATHROOMS: 6

SERVICE CHARGE: £700 per annum

PARKING: Yes

LEASE TENURE: Freehold

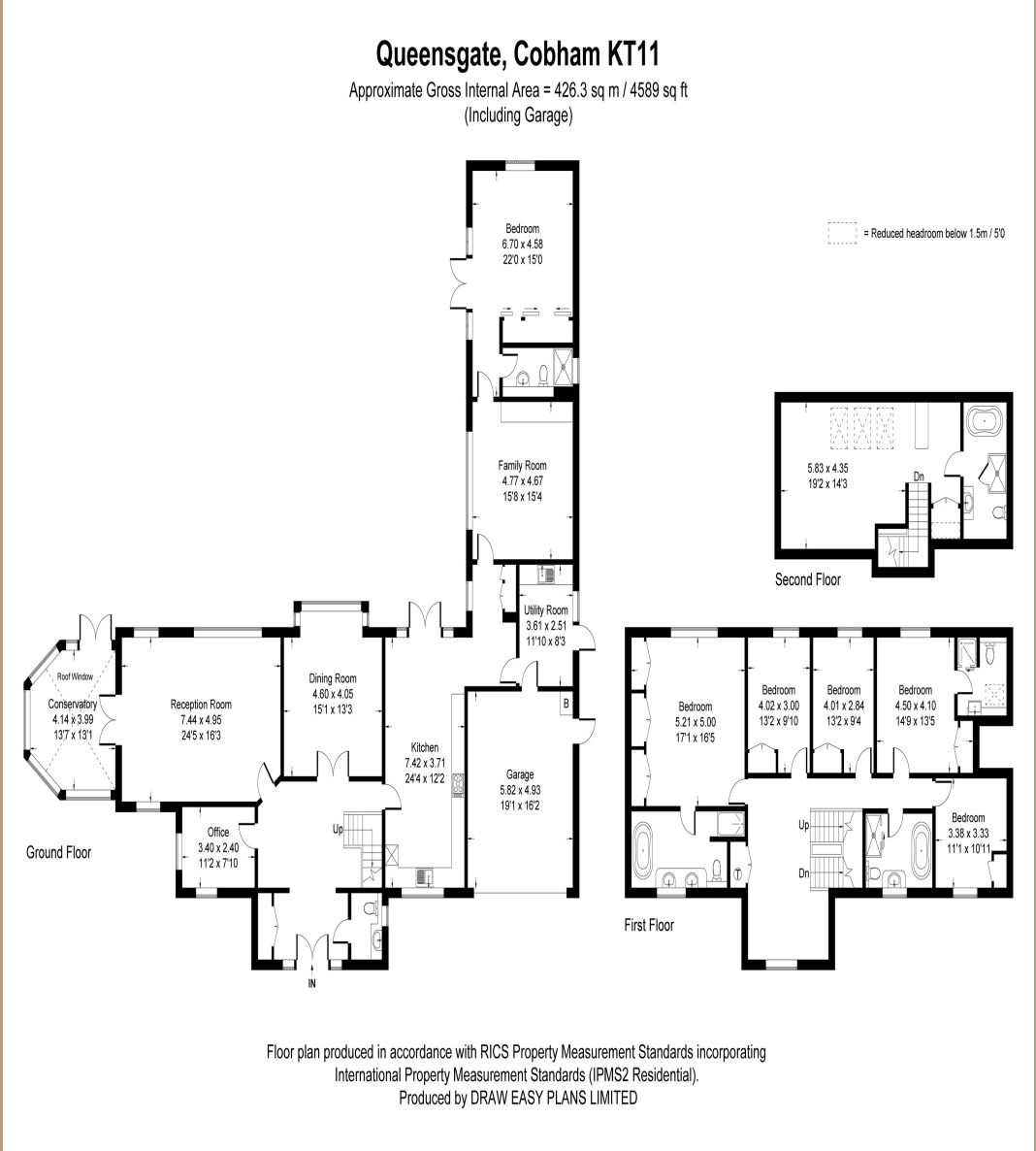
COUNCIL TAX BAND: G

LOCAL AUTHORITY: Elmbridge

EPC: C

Score	Energy rating	Current	Potential
92+	A	75 C	79 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart







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