

**Fairmile Lane, Cobham, KT11**

£9,500PCM (Deposit: £10,961)

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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		

Tax Band: H  
Furnished: H  
Furnished optional

- 5 Spacious bedrooms with ensuite bathrooms
- Home battery energy storage & 3 phase power
- Spacious open plan entertainment space
- Smart locks, security system and CCTV
- Fast internet and a secondary satellite internet supply
- Large patio with seating opening onto the landscaped rear garden
- State of the art home fitness studio with free weights and cardio
- Air Conditioning & Central underfloor heating
- Wonderfully furnished with bespoke pieces
- Ample parking for 6 cars



## Luxury 5-Bedroom Home in Cobham—Available December 1st

Experience unmatched luxury in this modern 5-bedroom home on Fairmile Lane, Cobham, Surrey, available fully furnished from December 1st.

Spanning around 4,400 sq ft over three floors, the home features five spacious bedrooms, each with an ensuite. The open-plan design ensures seamless flow between living spaces adorned with high-end fixtures and designer furniture.

Enjoy the gourmet kitchen with dining table, or entertain in the formal dining room opening onto a grand patio overlooking the manicured private garden. Additional features include an office/playroom, state-of-the-art gym, and children's play area. Equipped with smart home technology, including digital locks, smart lighting, and secondary satellite internet. Energy-efficient with home battery storage, heated floors, and air conditioning. With parking for over six cars, this home blends elegance with modern convenience.

Located on Fairmile Lane, in Cobham's luxury village, residents enjoy a serene retreat from city life with easy access to London and major cities. Nearby train stations provide swift access to London Waterloo, and the M25 and A3 motorways facilitate travel to Heathrow and Gatwick airports.

The village is renowned for its affluent community, vibrant high street with boutique shops, gourmet restaurants like The Ivy Cobham Brasserie and Grapelli Fine Italian Dining, cafes, and traditional pubs. The area offers recreational amenities including Painshill Park, prestigious golf courses, equestrian facilities, and scenic trails along the River Mole.

For families, the property is close to top schools such as ACS Cobham International School, Danes Hill School, Notre Dame School, Cobham Free School, Royal Kent School, and Claremont Fan Court School, ensuring excellent education.

Don't miss this rare opportunity to reside in luxury village living. This fully furnished property is ideal for clients seeking comfort, convenience, and sophistication. Contact us today to arrange a viewing of this stunning home on Fairmile Lane in Cobham.

### Key Points:

- Spacious Living: Approximately 4,400 sq ft
- Five Ensuite Bedrooms
- High-End Interiors: Open-plan design with designer furniture and fixtures
- Gourmet Kitchen & Formal Dining: Ideal for entertaining, opening onto a grand patio
- Additional Rooms: Office/playroom, state-of-the-art gym
- Energy Efficient: Home battery 24kw, heated floors, air conditioning
- Outdoor Luxury: Manicured garden with grand patio and large children's play area
- Parking: +6 cars
- Prime Location: Easy travel from Cobham, walking distance to ACS and CFS schools, and a short drive to top schools like Danes Hill, Felton Fleet, Notre Dame, and Claremont Fan Court School