

2 THE MANSIONS

Magazine 



THE
COUNTRY
HOUSE
DEPT.





2 *The Mansion*

Cobham Park, Cobham, Surrey. KT11 3LE



A four bedroom ground floor apartment occupying part of this grand Victorian house, decorated in a style keeping faith with the building's design and period. Traditional oak panelling runs throughout, complemented by picture windows, shutters and decorative moulded ceilings picked out in green, white and gold. The apartment is believed to be the only one retaining all of its original fireplaces. The entrance hall opens to a garden room, with a mezzanine above, leading through to the drawing room and a kitchen and dining room beneath the most detailed painted ceiling in the house. The principal bedroom suite completes the ground floor accommodation. On the lower ground floor are three further bedroom suites, one with its own study area and dressing room, together with a laundry room. The apartment benefits from a private garden area and shared use of the wider leisure facilities across the gated grounds, including a games room, gym and tennis court, with an on-site estate manager. Held on a 999 year lease from 1st July 2002, with a service charge of £19,324 for 2025.







THE FINER *Details*

Bedrooms
4

Reception Rooms
2

Bath/Shower Rooms
4

Library

Tennis Court and Gym
(Communal)

Acreage
11.5

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Co-Ordinates
51°19'16"N , 000°24'35"W

Services
Mains electricity, water and
drainage
Gas fired heating

Listing
Grade II

EPC
Band E

Council Tax
Band H

Local Authority
Elmbridge Borough Council

Agent's Note
Leasehold, 999 years from 1st
July 2002, service charge £19,324
(for 2025)















ABOUT THIS *Area*



Cobham High Street lies less than a mile away, offering a delightful mix of independent and well known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie and Joe & The Juice among many others. The River Mole runs along the edge of the village and offers an attractive walk along the Tilt through to Stoke d'Abernon. Cobham & Stoke d'Abernon station provides a direct service to London Waterloo, with journeys from around 38 minutes, as well as connections through to Guildford. The A3 is close by, linking to Junction 10 of the M25 and giving straightforward access to both Gatwick and Heathrow airports. The larger towns of Esher, Guildford and Kingston upon Thames are all within easy reach and provide excellent shopping, leisure and entertainment facilities, while Cobham itself retains a rural, village feel despite its proximity to London, with Painshill Park and the surrounding countryside close at hand.















POINTS OF *Interest*



Towns and Cities

Esher, 4 miles
Guildford, 10 miles
Kingston upon Thames, 9 miles
London, 17 miles

Pubs & Restaurants

The Ivy Cobham Garden, Cobham
The Old Plough, Downside
The Running Mare, Cobham
The Black Swan, Cobham
Coppa Club, Cobham

Train Stations

Cobham & Stoke d'Abernon Station. 1 mile
(London Waterloo from approx. 38 mins)

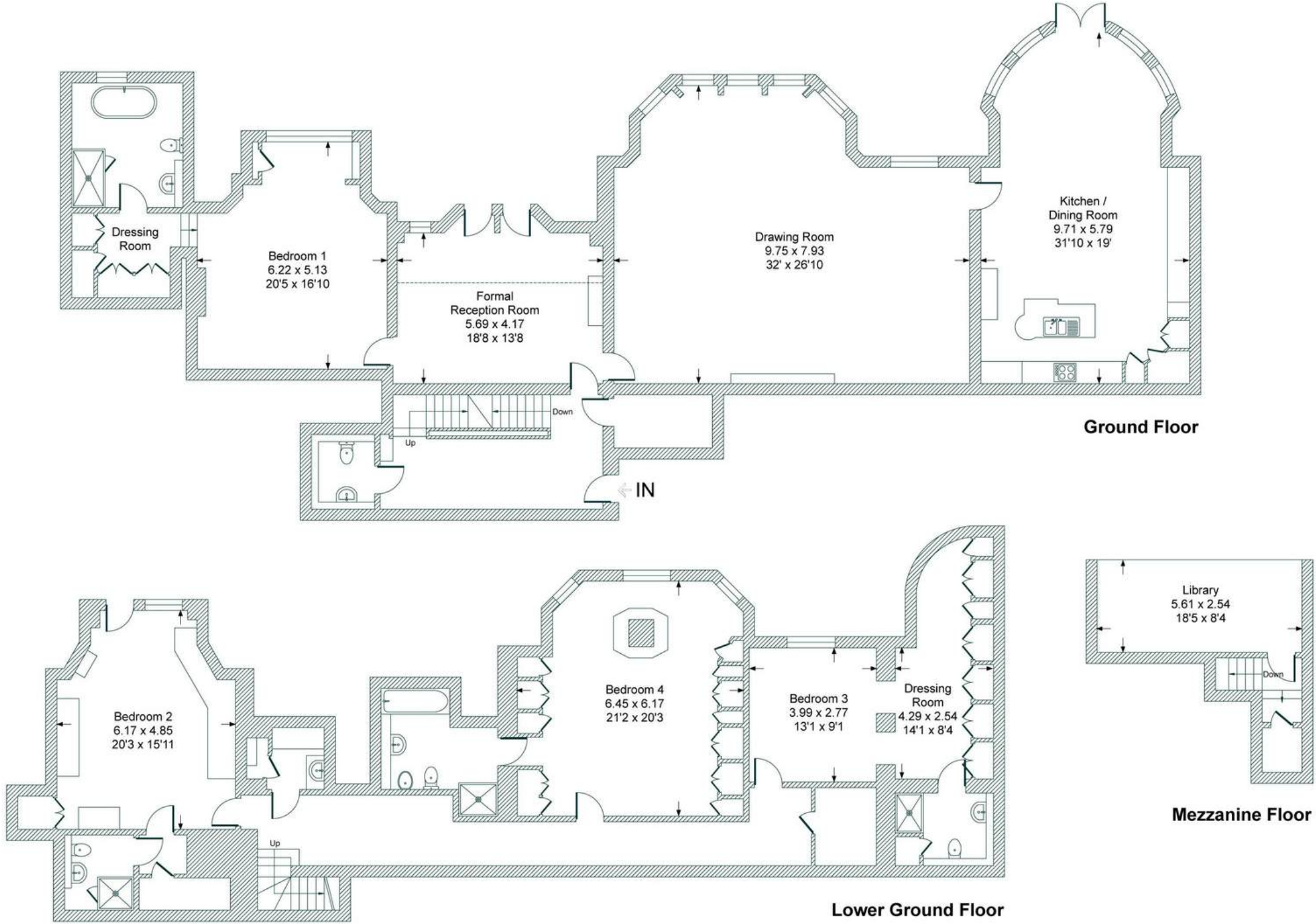
Airports

London Heathrow, 12 miles
London Gatwick, 24 miles



FLOORPLANS

2 The Mansion



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Total - 400.6 sq m / 4,312 sq ft

AREA GUIDE

Surrey 🍷

The picturesque county of Surrey in the southeast of England has a blend of historical charm and modern vitality. Its lush, rolling countryside, punctuated by quaint villages and stately homes, offers a tranquil escape from bustling city life. Surrey's rich history is evident in its medieval castles, like Guildford Castle, and ancient woodlands such as the Surrey Hills Area of Outstanding Natural Beauty. However, Surrey is not just a rural idyll; it's a dynamic hub with thriving towns, known for their vibrant cultural scenes and excellent shopping opportunities. Commuters appreciate its proximity to London, as well as its outstanding schools and world-class businesses. Surrey's diverse offerings, from scenic landscapes to urban conveniences, make it a truly captivating place to live.

Walking - Box Hill, Surrey

Take in the spectacular hilltop views of the South Downs from the summit of the gateway to the Surrey Hills. This National Trust spot is great for walking and cycling.

Eating Out - The Onslow Arms, West Clandon

An absolute favourite with the residents of Surrey and located in the pretty village of West Clandon, boasting fantastic food, a relaxed atmosphere and a large array of drinks

Event - Hampton Court Palace Festival

A series of concerts and something for everyone, all set within the palace grounds over the course of two weeks in June each year.

Day Out - RHS Garden Wisley

Set over 270 acres, this is one of the UK's most visited and best loved gardens. Spend the day amongst inspirational gardening or taking part in a daily workshop. Dating back to its opening in 1903, this beautiful garden is constantly evolving.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← Sold by *The Country House Department*

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