

MOONRAKERS

EATON PARK • COBHAM



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COBHAM • KT11

**Brand New Queensgate Development
Situated In The Renowned Eaton Park
Private Road**

Kitchen/Breakfast Room • Drawing Room • Dining
Room • Family Room
Study • Utility Room • Orangery

Master Bedroom Suite approaching 1000 sq ft with Large
Bathroom, Dressing Room and Sitting Area • 4
Further Bedroom Suites • Games Room with Bar and
Surround Sound Media Unit

Gym • Seperate Self-contained Annexe above Triple
Garage • Landscaped Gardens • Far Reaching Views • Good
Frontage

Electronic Double Gates • Resin Bound Driveway
Plot Extends to 0.5 acres
Overall Gross External Area Approximately 10,200 sq ft

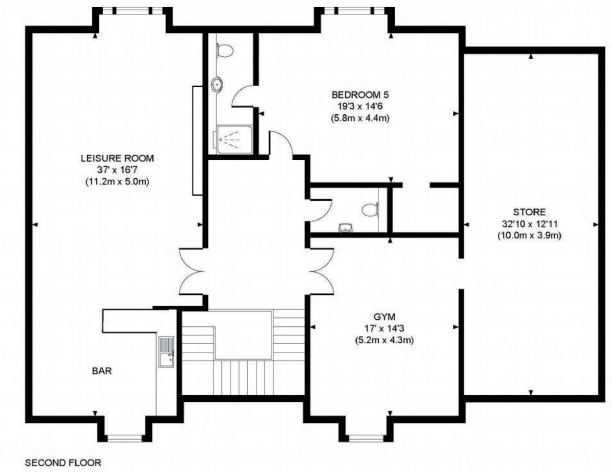
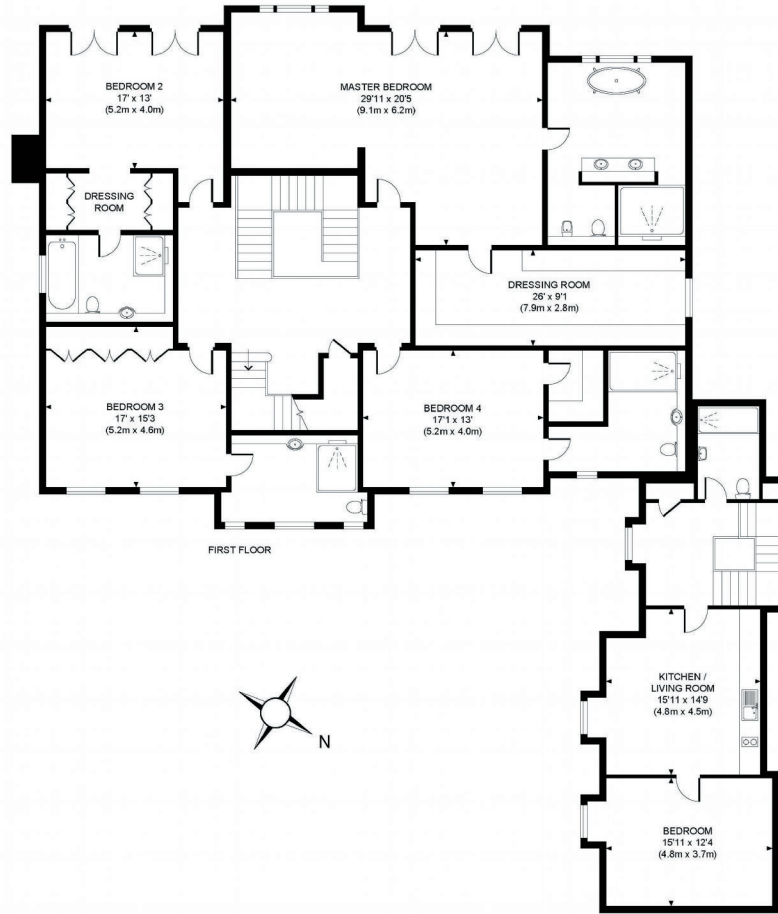
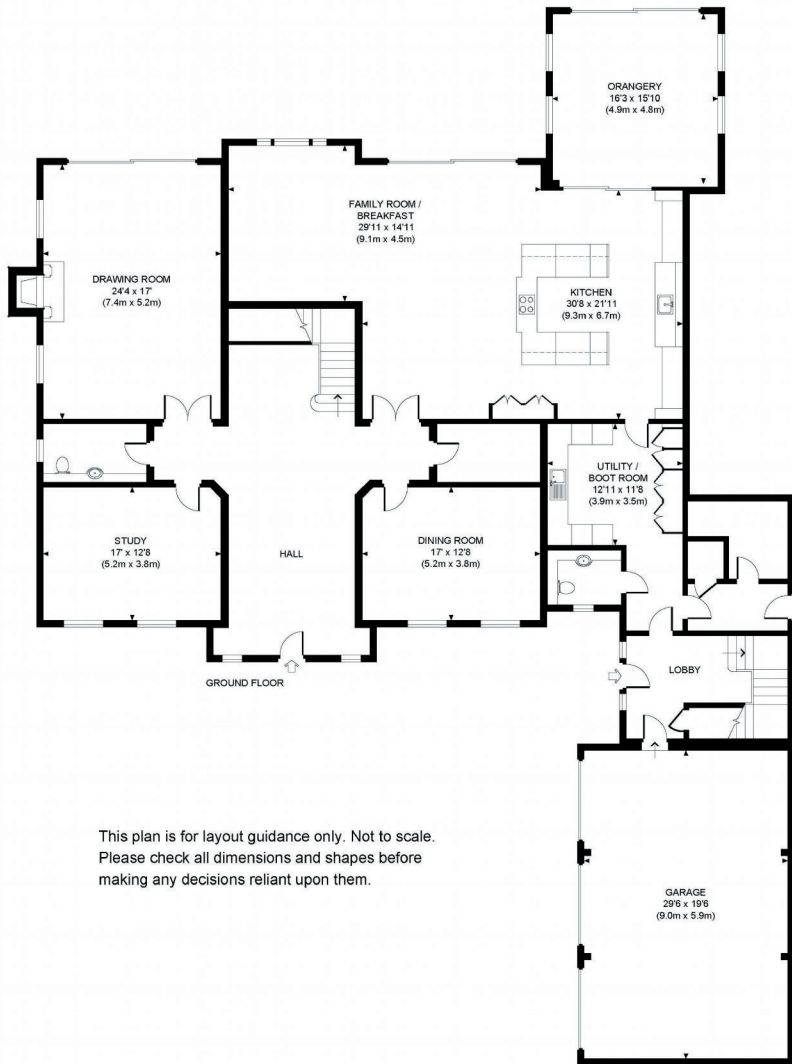
Completion January 2017

Cobham 1.25 miles • Esher 2.75 miles
M25 3.25 miles • Central London 15 miles

(All distances are approximate)

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upon as statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.





This plan is for layout guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.

Approximate Gross Internal Area
9326 sq ft / 866 sq m

Specifications

- Control 4 Video Entry
- Control 4 Lighting System to Family Room/Kitchen, Hallways, Landings & Master Suite
- Control 4 Audio Systems to Family Room/Kitchen, Dining, Office, Lounge, Games Room & Master Suite
- Control 4 CCTV System
- Air Conditioning to Kitchen/Family Room, Garden Room and all First Floor Bedrooms
- Air Conditioning Capability installed for Top Floor Bedroom, Gym and Games Room
- Integrated Burglar Alarm and Fire Alarm Systems
- Wet Room Style Showers to Principal Bedrooms
- Concrete Floors Throughout
- Stone Clad Concrete Main Staircases
- Under Floor Heating to all Floors
- KCA Kitchen with Miele Appliances
- Large Format Porcelain Tiling to Hallway, W/C, Kitchen, Family Room & Garden Room

Local authority

Elmbridge Borough Council. Telephone 01372 474474



020 7861 5101

**55 Baker Street
London W1U 8AN**

stuart.cole@knightfrank.com

01932 591600

**50 High Street
Cobham, KT11 3EF**

cobham@knightfrank.com



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