



**Comber House**, Yarm Way, Leatherhead, Surrey. KT22 8RQ

**£1,775,000 Freehold**



- Reception Hall & glazed balustrade Landing
- Double Aspect Drawing Room
- Family Room
- Study with fitted furniture
- Magnificent 'Moore by Design Kitchen
- Four Further Double Bedrooms
- Luxurious Shower Rooms & Family Bathroom
- Integral Double Garage

- Master Bedroom Suite comprising Dressing Area and En-Suite
- Self Contained Spa House/Leisure Complex incorporating Spa Room offering inside/outside space, Exercise Room, Sitting Room, Kitchen & Shower Room
- Landscaped Gardens
- Mains Gas and Mains Drainage



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### Comber House

Traditionally built in 2006, this beautifully presented detached family home offers light and airy contemporary style space. Comber House features a high specification to include Lutron controlled smart wiring system which allows for a multitude of lighting variations including mood lighting. In addition, an audio, data and hi-fi system designed by 'Infidelity of Kingston' offers TV, radio, CD, DVD and gaming options in all rooms with flush ceiling speakers to principal rooms. The system also provides a drop down cinema screen to the sitting room with surround sound.

The entrance hall, kitchen/dining room, study, w.c. and utility room all have polished tiled floors. The windows by 'Marvin Architectural' are low maintenance aluminium coated to the exterior and and a natural wood finish inside. A gas fired boiler and wet piped system provides underfloor heating on the ground floor via individual room thermostat controlled spaces and upstairs to wet areas with contemporary radiators to the other rooms. A luxurious kitchen fitted by 'Moore by Design' includes built in appliances by 'Miele' and 'Siemens' whilst the themed bathrooms offer outstanding luxury. The whole house is fire and intruder alarm protected.

The detached Spa House was designed by the present owner and is completely self-contained offering the best of inside/outside entertaining space. Its' Canadian timber shingled roof is complemented by copper guttering and downpipes. The room housing the six person spa bath opens to the outside when the double glazed bi-fold doors are opened back with mood lighting and surround sound available both inside and outside. The two other rooms are used as an exercise room and sitting room and are served by a luxurious kitchen and shower room. Again, the lighting is Lutron remote controlled and the surround sound system can be linked up to an ipod and can be operated by key pads in all rooms as well as from outside. The Spa House has broadband and can be linked separately to Sky making it a multi functional independent space with many potential uses.

The Spa House is separated from the main house by the architecturally designed, landscaped gardens part of which are enclosed behind a feature wall, built using reclaimed bricks and including Indian sandstone patios and pathways, lawn,

mature shrubs and lavenders.

The front of the property provides for an in and out driveway which is block paved and secured by via electric sliding gate which was designed specifically for the property in an 'Art Deco' style to complement Comber Houses' contemporary style. Toparies and other architectural plants frame the front of the property with entry code controlled matching sliding wrought iron gates securing the 'in' and 'out' driveway finishing off the stylish landscaping.









### Situation

Located within a sought after private road, Comber House occupies an elevated position with distant countryside views from the front. Comber House is about half a mile from Leatherhead town centre which offers an extensive range of shopping facilities including the newly opened Waitrose Local, Sainsburys, Tesco and other well known stores.

Leatherhead's main line railway station serves Victoria and Waterloo (approximately 45 minutes) whilst junction 9 of the M25 provides easy access to the national motorway network together with Gatwick and Heathrow International Airports.

A private members Nuffield Health fitness centre can be found in the town, whilst the RAC Club in Epsom is

within 10-15 minutes' drive. Less than 5 minutes' drive away is Beaverbrook - a luxurious boutique hotel/spa with a choice of restaurants and a private member golf club. Leatherhead's recently refurbished Leisure Centre offers a range of multi user facilities can be found on the Fetcham side of the town.

The area generally abounds in a wealth of glorious open unspoilt countryside much of which is National Trust owned with renown Polesden Lacey, Norbury Park and Boxhill being close by.



### Directions

From the Leatherhead office of Patrick Gardner, leave Leatherhead via Church Street in the direction of Dorking and turn first left just before St. Mary's Parish Church into Church Road. Continue up Church Road and bear right at the fork into Highlands Road. Continue to the top of Highlands Road and at the mini roundabout turn right into Reigate Road. Continue on and take the fourth turning right into Fir Tree Road and then first left into Yarm Way. Comber House will be found just a short way along on the left.

**Viewing strictly by appointment only**








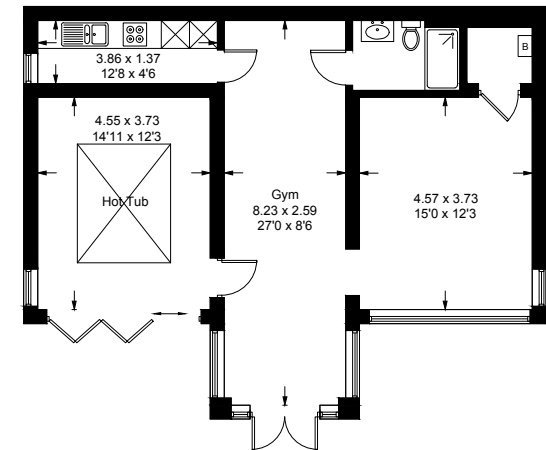




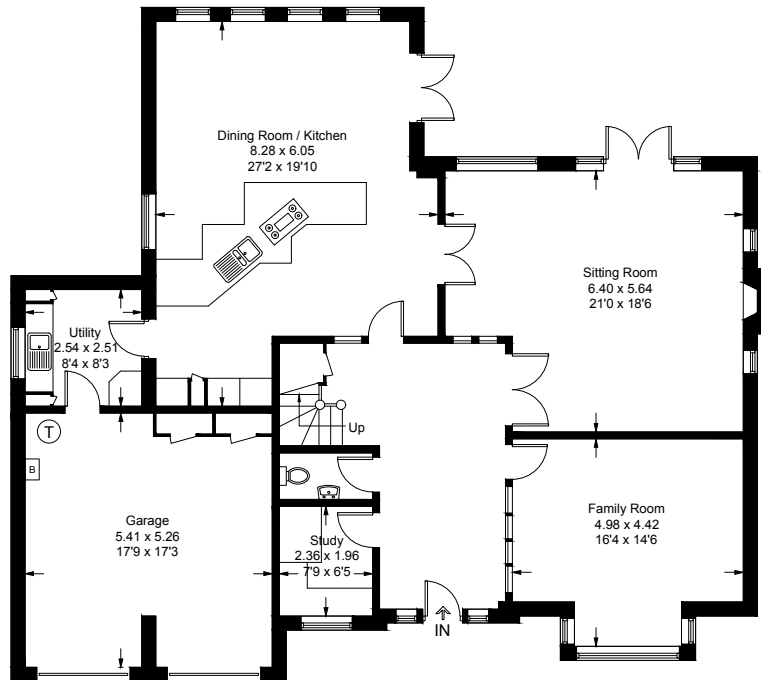


Approximate Gross Internal Area = 328.4 sq m / 3535 sq ft  
 (Including Garage / Eaves / Void)  
 Garden House = 71.8 sq m / 773 sq ft  
 Total = 400.2 sq m / 4308 sq ft

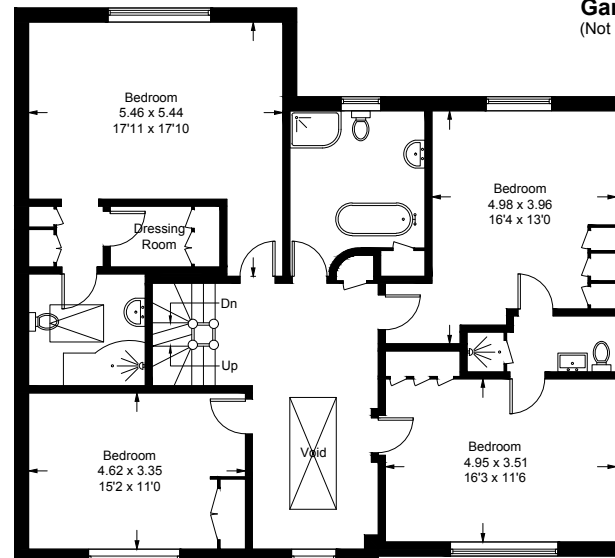
 = Reduced headroom below 1.5m / 5'0"



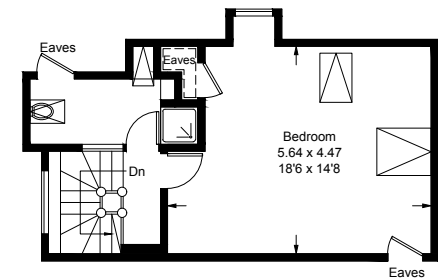
**Garden House**  
 (Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID404230)