



**Cheyham**, The Drive, Tyrrells Wood, Leatherhead, Surrey. KT22 8QJ

**£1,500,000 Freehold**



## Address

- Detached Sussex Farmhouse style home
- Sought after private estate
- Centrally situated on just over an acre plot
- Adjoins Green Belt grazing land
- Three reception rooms and conservatory
- Kitchen/breakfast room with separate utility
- Master bedroom with en suite
- 5 further bedrooms & family bathroom
- Detached oak frame garage
- Lovely secluded gardens
- Small copse with woodland walk
- All mains services



**1-3 Church Street, Leatherhead,  
Surrey. KT22 8DN**

**01372 360078**

**[leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)**

**[www.patrickgardner.com](http://www.patrickgardner.com)**

**The Property** This attractive detached Sussex farmhouse style home is situated within a mature 1.1 acre plot on the private Tyrrells Wood Estate which is arguably Leatherhead's most sought after address.

Cheyham, which has been in the same family ownership for over forty years, enjoys a secluded plot and is approached via an electronically operated five bar gate. A sweeping driveway leads up to the front of the property where there is plentiful parking for visitors together with a detached oak framed double garage. Part of the building comprises a workshop and an external staircase leads to further storage space above. This most attractive property which features leaded light windows within solid oak frames has been minimally enlarged by the present owners, offers scope for extension simultaneous with internal re-modelling and offers the genuine potential for value enhancement. Presently, on the ground floor, there is an entrance hall and cloakroom, a delightful drawing room which features an open fireplace with inset gas fire and attractive square bay window. Adjoining is a study, again with fireplace and its' return double doors from the study open out into drawing room which makes for a great entertaining space. The separate dining room enjoys a double aspect with low level window cills making for a bright room. The double aspect 22' in length kitchen/breakfast room offers an extensive range of bespoke base cabinets and eye level units with granite working surfaces and there are double doors out into a lovely conservatory which overlooks the rear garden. There is also a spacious utility room which is 14'6 x 8'11. On the first floor there are six bedrooms including a master bedroom with en suite bathroom, two further double bedrooms and three further single bedrooms and a family bathroom.

The grounds are beautifully maintained and comprise manicured lawns, pergola with climbing roses and clematis, small copse incorporating a woodland walk planted with hundreds of Spring bulbs. Greenhouse. From the garden there is a lovely view through the copse to adjoining Green Belt land where horses graze.

**Council Tax Band H and EPC Rating E**

**Situation** Cheyham is set on the Tyrrells Wood Estate with its' roads and grass verges owned by the resident owned Tyrrells Wood Estate Management Company Ltd. The surrounding properties are all individual and substantial and set on varying size plots. Near the far end of the estate is situated the private members owned Tyrrells Wood Golf Club.

Leatherhead town centre is approximately 1.5 miles drive. Leatherhead town offers a comprehensive range of shopping and Recreational facilities including the part covered Swan Shopping Centre and the newly opened Waitrose Local and theatre in Church Street.

The main line railway station offers fast and frequent services to London Waterloo, London Victoria and London Bridge.

Within the locality there is a good selection of state and private schools.

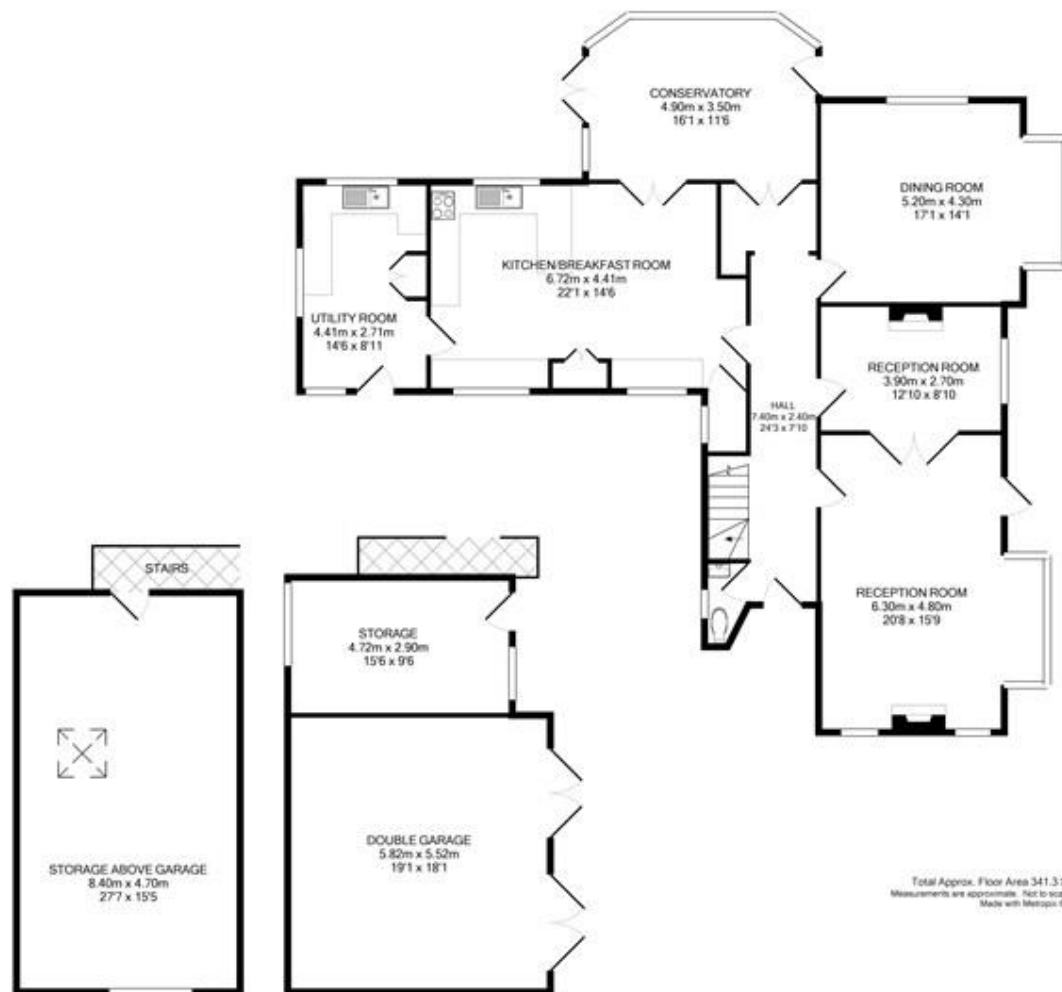
Junction 9 of the M25 can be gained nearby with easy access to London and the West End.





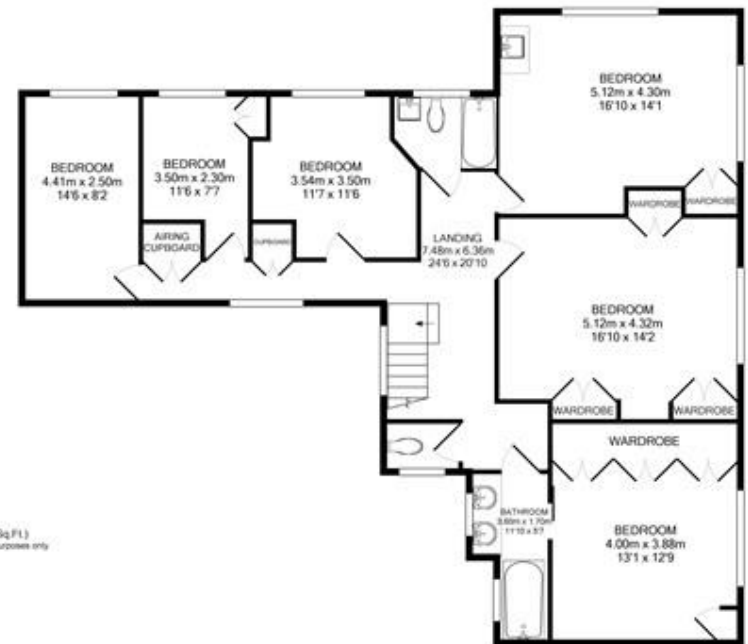






Ground Floor  
Approx. Floor  
Area 219.8 Sq.M.  
(2387 Sq.Ft.)

Total Approx. Floor Area 341.3 Sq.M. (3674 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62018



1st Floor  
Approx. Floor  
Area 121.5 Sq.M.  
(1308 Sq.Ft.)