



Riverbank House, 80a Church Street, Leatherhead, Surrey. KT22 8ER

£1,850,000 Freehold

- Unique and Idyllic Elevated Setting
- Bespoke Detached Home by Scandiahus
- 3,622 sq.ft. over three floors
- Landscaped and Manicured Gardens
- 235 ft. River Mole frontage
- South West Aspect with Views
- Reception Hall and Cloakroom

- Three Reception Rooms
- Luxurious Kitchen/Dining/Family Room
- Utility Room
- 4 Bedrooms (two En Suites + Guest Bathroom)
- Integral Double Garage
- Approx. 5 years of NHBC Warranty Remaining
- Council Tax Band H & EPC Rating B



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

01372 360078

leatherhead@patrickgardner.com

www.patrickgardner.com

Riverbank House

This bespoke architect designed Scandiahus home was built for the present owner some five years ago and is set in an elevated position on a secluded just under an acre plot within manicured riverside gardens.

This idyllic setting provides Riverbank House with a high degree of seclusion and this highly desirable home can quite rightly be best described as a 'hidden gem'.

The accommodation is bright and airy and all the principal rooms enjoy a south westerly aspect over the gardens and River Mole. The accommodation is set out over three floors and a wet underfloor heating system runs throughout the ground, first and lower ground floors. Sustainable design provides for an economic EPC rating of B (84) with lower than average running costs.

A bespoke Oak front door opens into a spacious Reception Hall which is lit by 'cathedral style' windows'. The Living Room with it's vaulted ceiling is open plan with the Reception Hall and the matching gable windows provide for a stunning double aspect effect offset by a Marble fireplace and French doors which open outside onto the raised verandah. There is also a separate sitting room/snug which has a double aspect over the river and gardens and again has French doors out onto a balcony.

A particular feature is the luxurious open plan kitchen/dining room/family room which enjoys high white gloss facing base cabinets and eye level units with black granite working surfaces contrasted by a large shaped island unit with contrasting white 'Marble River' granite worktop. This space is bright and enjoys a triple aspect with an outlook to both the front, side and rear with a part vaulted ceiling incorporating remote controlled operated Velux roof lights with double doors out onto the verandah. A door from the kitchen area connects with the utility room which incorporates marble worktops and units that match the kitchen cabinets and personal doors lead out into the garage, the front and the side of the house.

The oak staircase, which leads from the reception hall rises to a spacious double aspect landing from which views to the front and the rear are enjoyed. On this

floor, there are two double bedrooms both benefitting from fitted wardrobes and each enjoying it's own en suite bathroom. On the lower ground floor, there are two further double bedrooms both of which have access out onto the gardens and they are served by a large wet room shower room.

As previously mentioned, the grounds are beautifully maintained and comprise well tended lawns, flower and shrub borders set behind brick and stone retaining walls, extensive variety of roses including stunning ramblers and specimen trees. To one side of the property, screened from house is a workshop with light & power.



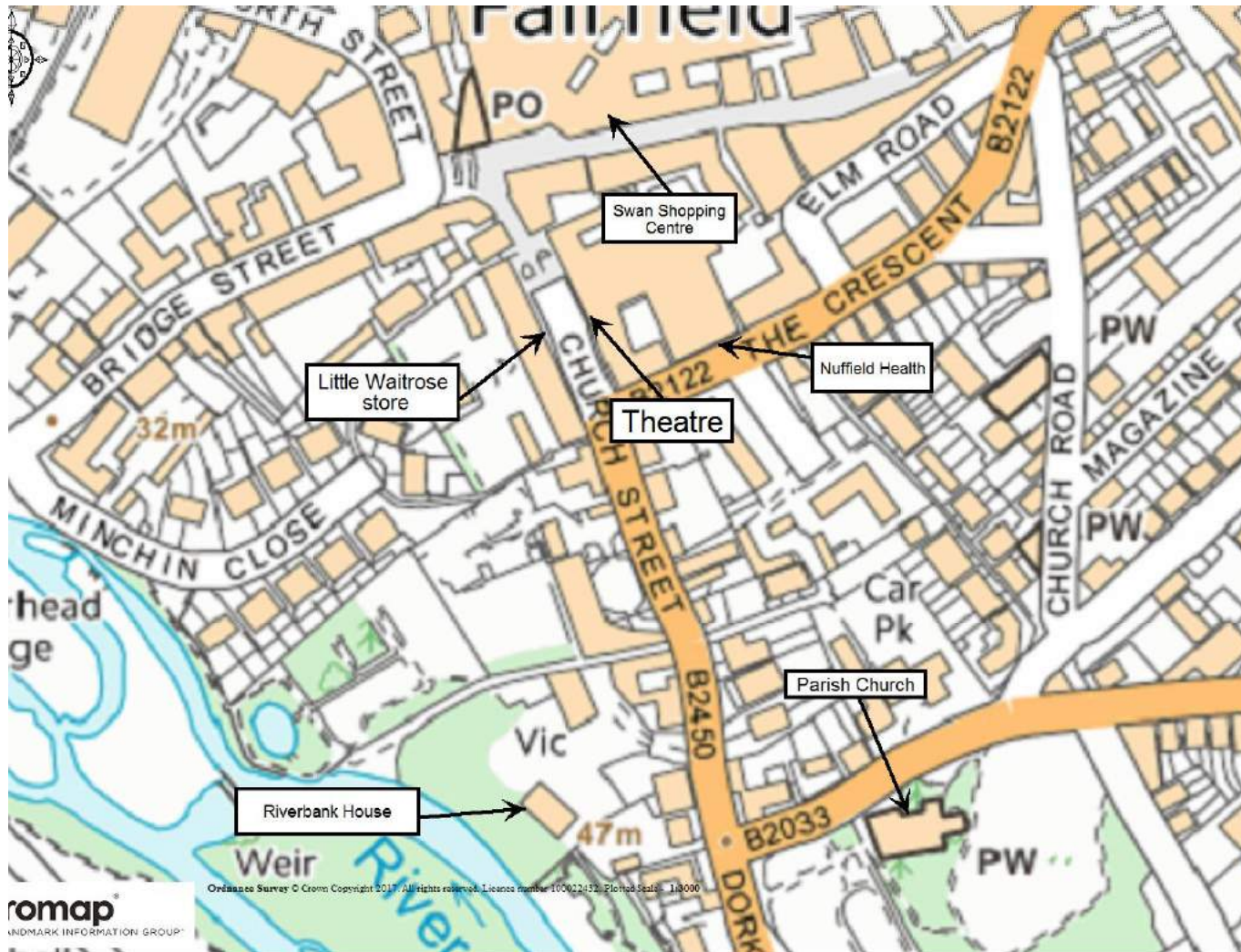


Situation

Riverbank House enjoys a most convenient situation being within five minutes' walk of Leatherhead town centre.

Leatherhead town centre offers a comprehensive range of shopping facilities and includes the part covered Swan Shopping Centre which includes a Sainsbury's foodstore, Boots and WH Smith. Located closer to Riverbank House in Church Street itself is the recently opened Little Waitrose and opposite is The Theatre. At the junction with Church Street and The Crescent is the Nuffield Health Fitness & Wellbeing Gym.

Leatherhead's Leisure Centre which was recently refurbished is located at Fetcham Grove. St Mary & St Nicholas Church which is Leatherhead's parish Church is within a couple of minutes' walk.



The main line railway station offers fast and frequent services north to London Waterloo, London Victoria and London Bridge with separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

There is a wide range of quality both private and state schooling in the general area. Private schools include St. Johns in Leatherhead, Downsland Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside, much of which is National Trust owned being ideal for those who enjoy walking and horse riding. For those who enjoy horse racing, there is Sandown Park at Esher as well as Epsom Downs where the famous Derby is held.

There is a wide choice of golf clubs including Tyrrells Wood Golf Club at Leatherhead, Effingham Golf Club, the RAC Country Club at Epsom and Beaverbrook Country hotel, spa & restaurant which includes a members only Tom Watson designed 18 hole course.

Directions

From our offices in Church Street, Leatherhead, proceed out of the town towards Dorking. Pass by the Library and the driveway to Riverbank House can be found on the right hand side just before St. Mary's Parish Church is reached.

Viewing strictly by appointment only




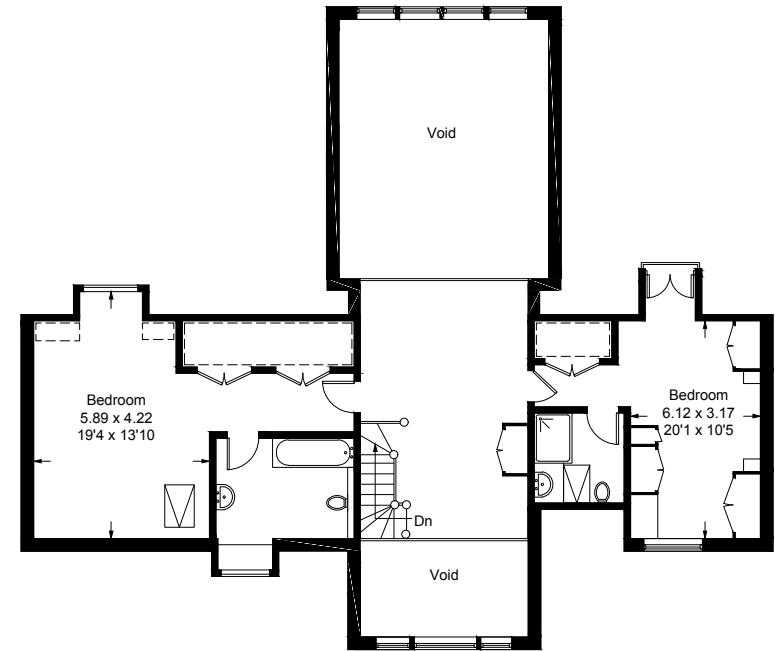
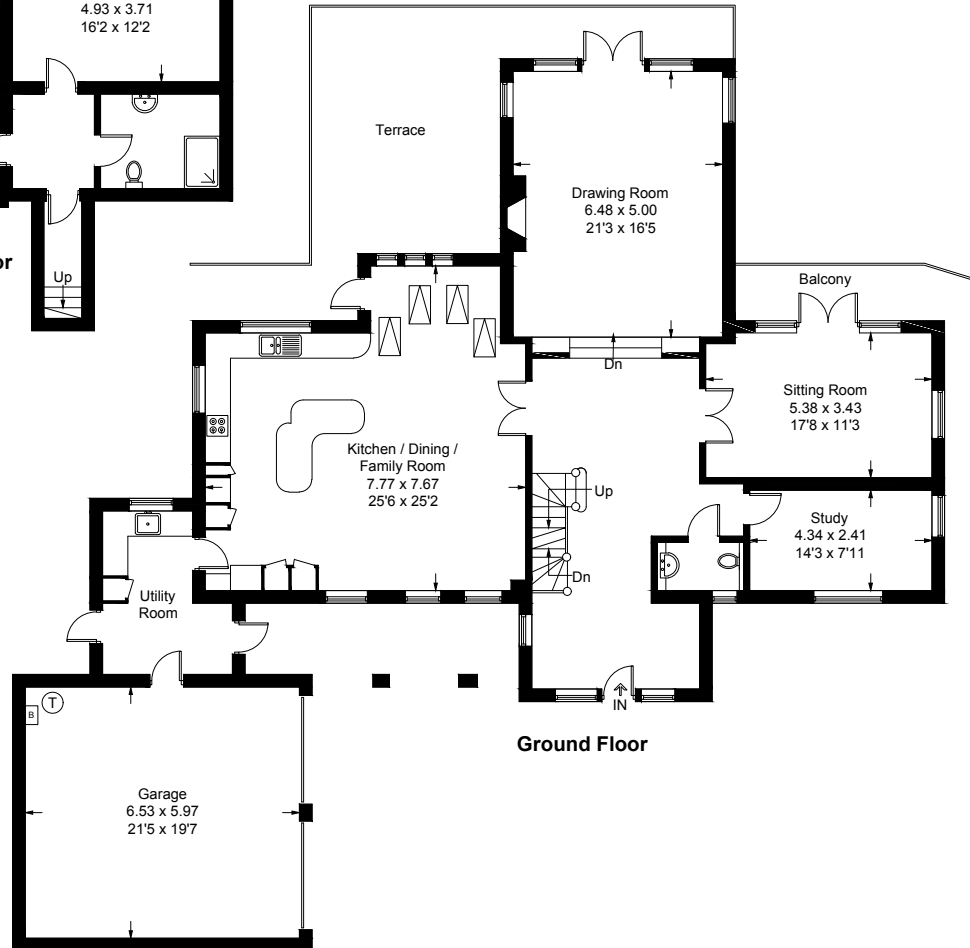
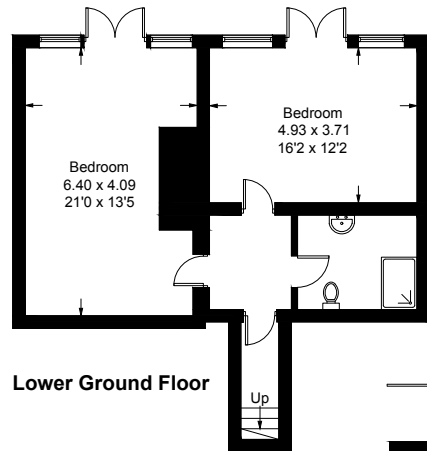




Approximate Gross Internal Area (Excluding Void) = 335.9 sq m / 3616 sq ft
 Store = 0.6 sq m / 6 sq ft
 Total = 336.5 sq m / 3622 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID343452)