



**Copthornes**, 20 Crabtree Drive, Givons Grove, Leatherhead, Surrey. KT22 8LJ

**£1,050,000 Freehold**



**Copthornes, 20 Crabtree Drive, Givons Grove, Leatherhead, Surrey. KT22 8LJ**



- Detached Chalet Bungalow
- Four Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Cloakroom

- Double Garage
- Large Rear Garden
- Carriage Driveway
- Westerly Rear Aspect
- Prime Location

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## **The Property**

Approached via an in and out carriage driveway, this detached chalet bungalow is situated on a highly desirable private development and occupies over a half acre plot with the benefit of a sunny westerly facing rear garden.

On three levels, the spacious accommodation includes 4 reception rooms, 4 bedrooms and 2 bathrooms. Some recent modernisation has been carried out to the kitchen with the installation of quality fitted units including built in oven and hob.

Externally the large lawned rear garden is surrounded by mature trees and shrubs offering total privacy, and several cars can be parked on the driveway providing additional parking to the integral double garage.

Council Tax Band **G** & EPC

## **Situation**

The property is situated on the sought after private Givons Grove Estate and is located approximately a mile south of Leatherhead town centre.

Leatherhead town centre offers an excellent range of shopping facilities including Waitrose Local in Church Street, Nuffield Health Centre, Leatherhead Leisure Centre at Fetcham Grove and main line railway station just off Station Road which provides fast and frequent services to London Waterloo & Victoria.

There is private schooling at Downsend & St. John's School in Leatherhead, Boxhill School at Mickleham whilst at Ashted is City of London Freeman's School. There are also well considered primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School.

Gatwick and Heathrow International Airports can be easily accessed via nearby Junction 9 of the M25 and the A3 at Cobham provides fast commuter access to London and the West End.

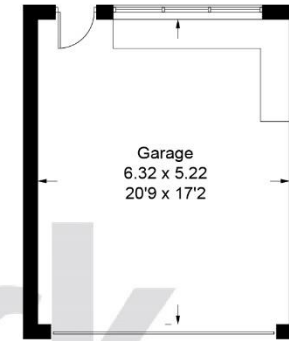




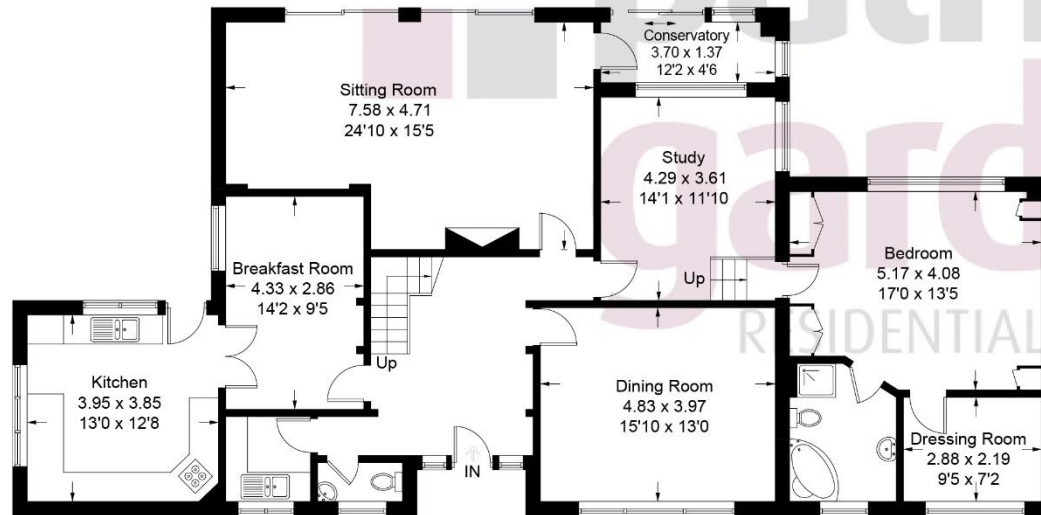




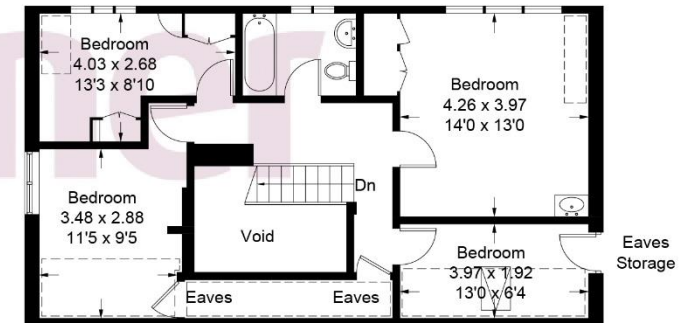
Approximate Gross Internal Area = 223.9 sq m / 2410 sq ft  
 (Excluding Eaves / Void)  
 Garage = 32.9 sq m / 354 sq ft  
 Total = 256.8 sq m / 2764 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First 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. (ID373678)

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