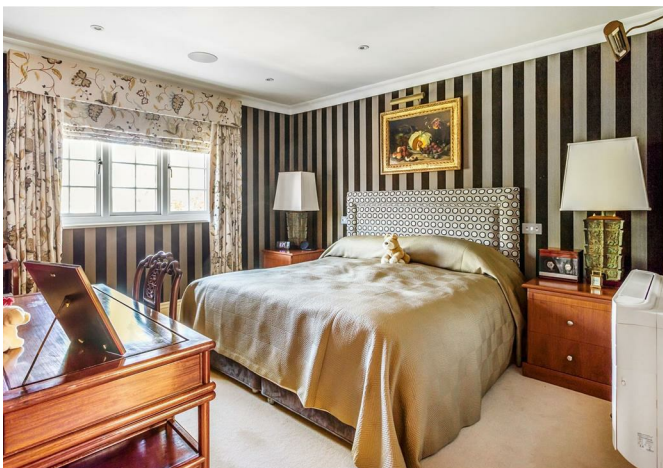




6 Blades Close, Leatherhead, Surrey, KT22 7JY

Guide Price £1,150,000



- EXTENDED & DETACHED FAMILY HOME
- STUNNING KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM SUITE
- FAMILY BATHROOM
- DRIVEWAY & DOUBLE GARAGE
- THREE RECEPTION ROOMS
- CLOAKROOM
- TWO FURTHER DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- WALK TO LOCAL SCHOOLS

Description

This spacious high specification home has been the subject of considerable expenditure by the current owner and offers flexible accommodation. The property also benefits from Sonos hi-fi system to parts of the property, air conditioning to main bedroom, garden room and living room along with underfloor heating to the hallway, kitchen/breakfast room, garden room and both bathrooms.

A covered front porch opens in to an entrance lobby with storage cupboard leading further through double doors to an inner hallway with cloakroom. The sitting room spans the depth of the property with ornate fireplace and double doors to the garden. Another reception room off is ideal for use as a study or playroom. A luxury kitchen/breakfast room with island includes appliances such as a Sub Zero fridge/freezer and wine cooler, Gaggenau microwave, double oven, dishwasher and cooker hood. An opening from the kitchen with glass display shelves leads to the garden room providing space for dining table and chairs with beautiful views over and double doors out to the garden. Upstairs, the principal bedroom suite comprises en-suite bathroom with twin basins and walk-in dressing area. Two further double bedrooms with storage cupboards are served by a smart family bathroom.

The garden has been beautifully landscaped to create different zones of interest including a 'sun trap' decked area ideal for alfresco dining, a pond with stone surround, garden shed and further seating areas all surrounded by mature planting to create privacy. Side access leads to the front providing driveway parking for several cars and access to the double garage.

Situation

The property is situated in a location convenient for highly regarded schools both state and private, including Downsend and St Andrew's nearby.

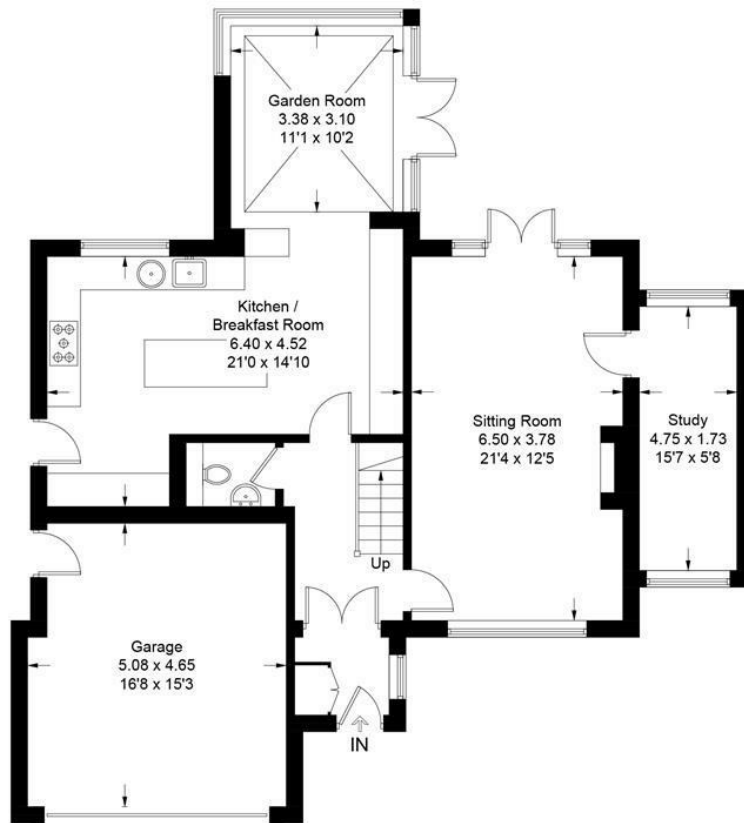
Shopping facilities close to hand include independent retailers on The Street in Ashted and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

The area abounds with acres of Greenbelt countryside within walking distance, ideal for walks, cycling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote.

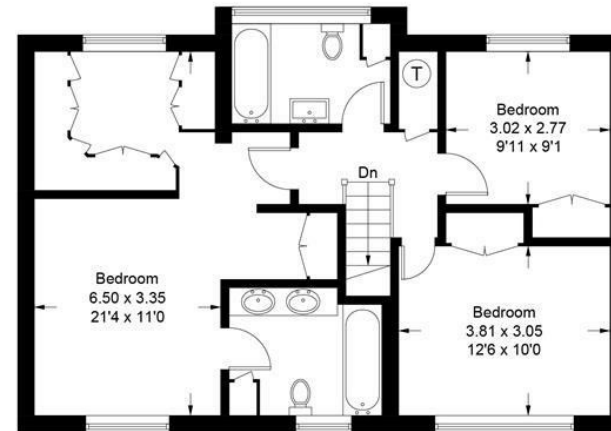
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 153.8 sq m / 1655 sq ft
Garage = 23.1 sq m / 249 sq ft
Total = 176.9 sq m / 1904 sq ft



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. (ID1077587)
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