



 **patrick
gardner**
RESIDENTIAL

5 Quarry Close, Leatherhead, Surrey, KT22 8US

Guide Price £1,095,000



- DETACHED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- SCOPE FOR A DOWNSTAIRS BEDROOM
- 2 BATHROOMS
- SUNNY LANDSCAPED GARDEN
- 3 RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM & SEPARATE UTILITY
- 5 BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- BETWEEN 2 COMMUTER STATIONS

Description

An open porch leads to the front door with bright hallway beyond. The dual aspect living room with central fireplace and patio doors opens through to reception two, which is currently set as a music room but would be ideal as a formal dining space. The third reception room is currently used as a study but would make an ideal playroom or guest bedroom being it is situated next to a ground floor shower room. The bright kitchen/breakfast room has space for a family dining table, with ample wall and base units which house a dishwasher, fridge freezer, double oven, and gas hob. From here doors lead to the garden and utility room, with space for further white goods.

The bright first floor landing provides loft access and has doors to three double bedrooms, two single bedrooms and the family bathroom. The principal bedroom features an indulgent walk-in wardrobe and spacious en-suite bathroom.

Outside the stylishly landscaped garden extends to two sides of the house and is enclosed by panel fencing. There are two patio areas, two pergolas, coordinated pathways leading to the side access gate and garage and raised flower beds softened by a well-kept lawn and a scattering of mature boarder trees which provide a higher degree of privacy.



Situation

The property is situated in a sought-after residential cul-de-sac of similar properties, convenient for highly regarded schools both state and private, which include Downsend and St Andrew's nearby.

Shopping facilities close to hand include a wide range of independent retailers on The Street in Ashted with more comprehensive shopping facilities found in the nearby towns of Leatherhead and Epsom.

Excellent road and rail links can be found nearby and include mainline stations at Ashted, just a 9-minute drive away and Leatherhead, only an 8-minute drive, with services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 is within easy reach and provides easy access to Heathrow and Gatwick International Airports and the wider motorway network beyond.

The area abounds with plenty of Greenbelt countryside within walking distance, ideal for mountain biking, horse riding and a variety of walks. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

Tenure

Freehold

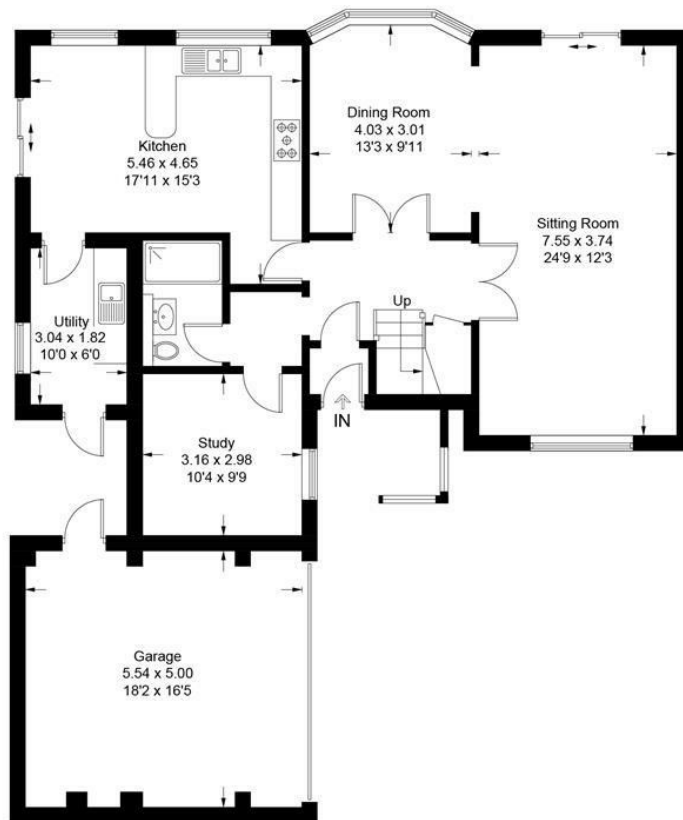
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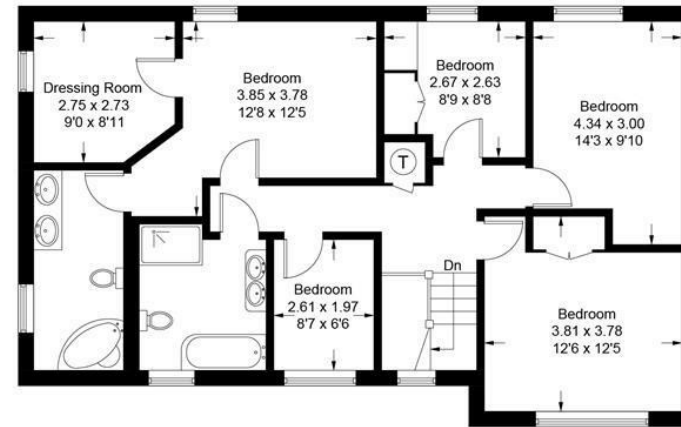
Council Tax Band

G G

Approximate Gross Internal Area = 190.2 sq m / 2047 sq ft
Garage = 27.9 sq m / 300 sq ft
Total = 218.1 sq m / 2347 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. (ID1084785)

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