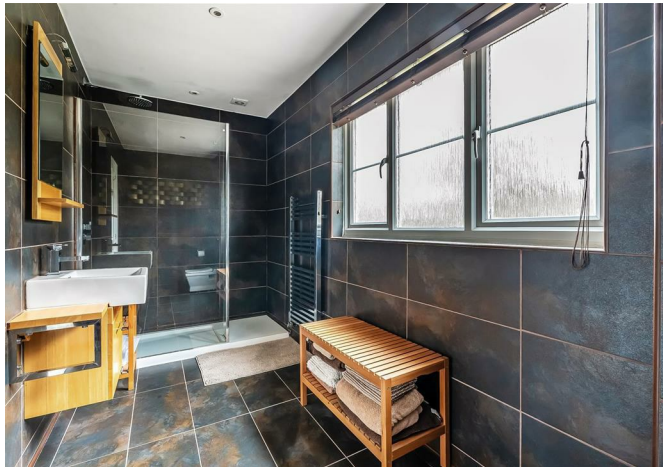




32 Quarry Gardens, Leatherhead, Surrey, KT22 8UE

Price Guide £975,000



- ATTRACTIVE DETACHED HOME
- 2 RECEPTIONS & CONSERVATORY
- CLOAKROOM & UTILITY ROOM
- FOUR FURTHER BEDROOMS
- STRIKING LANDSCAPED FRONT & REAR GARDEN
- CUL-DE-SAC OF JUST 2 PROPERTIES
- SPACIOUS KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM & EN-SUITE
- TWO FURTHER BATHROOMS
- DETACHED DOUBLE GARAGE & PARKING

## Description

A generously proportioned family home built in 1999 with over 2100sqft of accommodation, located within a secluded cul-de-sac.

This attractive home is approached via gradual steps to the front door and into the entrance hall with toilet off. An impressive extended triple aspect kitchen/breakfast room has a large island and doors to garden. The island features a breakfast bar, a built in wine cooler, 5 burner hob with contemporary extractor over and storage cupboards. There are further wall and base units housing two ovens, a plate warmer, a fridge freezer and dishwasher with striking worktops over. A utility room with garden access complements this room. In addition there are two spacious reception rooms, one with a feature fireplace and direct access to a welcoming conservatory with garden access.

On the first floor, the spacious principal bedroom suite enjoys a luxurious en-suite shower room and fitted storage. Four further double bedrooms, three with fitted storage, are indulgently served by two family bathrooms, which provide scope to create a dressing room for the principal bedroom.

The low maintenance front and rear gardens are a particular feature of this home, offering much privacy and landscaped to create interest and seclusion. The generous rear patio is ideal for entertaining framed by mature shrubs and raised railway sleeper beds for an abundance of perennial planting. There is also a raised decked area and firewood store and a side gate to the front garden, featuring a neat lawn, a water sculpture, lighting and a detached double garage opposite with space in front to park.



## Situation

The property is situated within the parish of Ashted, conveniently on both Ashted and Leatherhead borders and within close proximity to highly regarded state and private schools in Ashted and Leatherhead. Shopping facilities close to hand include independent retailers on The Street in Ashted and a more comprehensive range of shopping facilities nearby in Leatherhead and Epsom.

Excellent road and rail links can be found close to hand and include mainline stations at Ashted and Leatherhead, with services to London Waterloo, Victoria and London Bridge.

Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports. Acres of Greenbelt countryside is within walking distance, which offers opportunities for walking, mountain biking and horse riding.

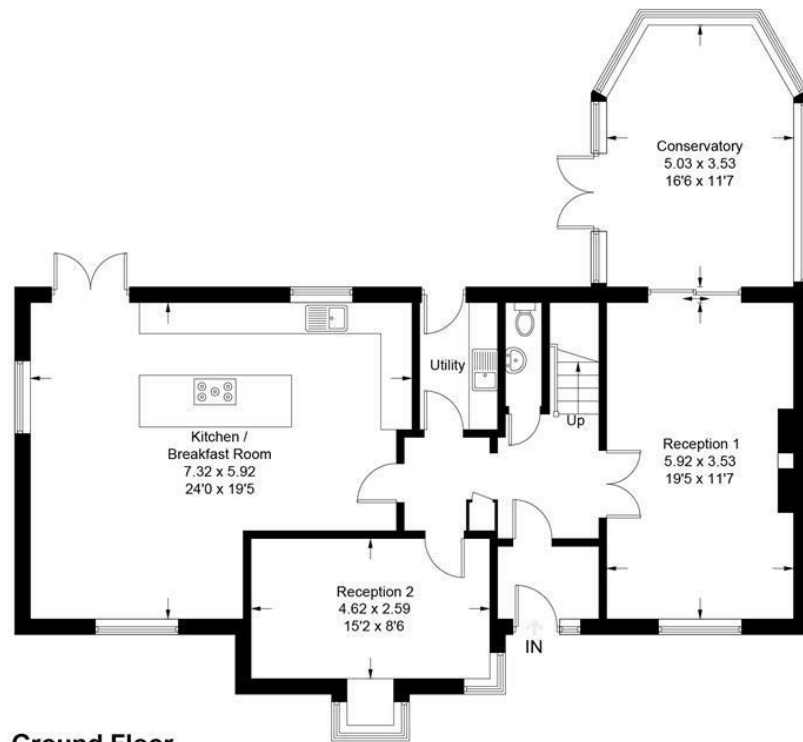
Further recreational pursuits include golf at Tyrrells Wood, Beaverbrook and the RAC Country Club at Woodcote and private health clubs in Epsom and Leatherhead with a public leisure centre at Fetcham Grove, Leatherhead.

**Tenure**  
**EPC**  
**Council Tax Band**  
**Development Service Charge**

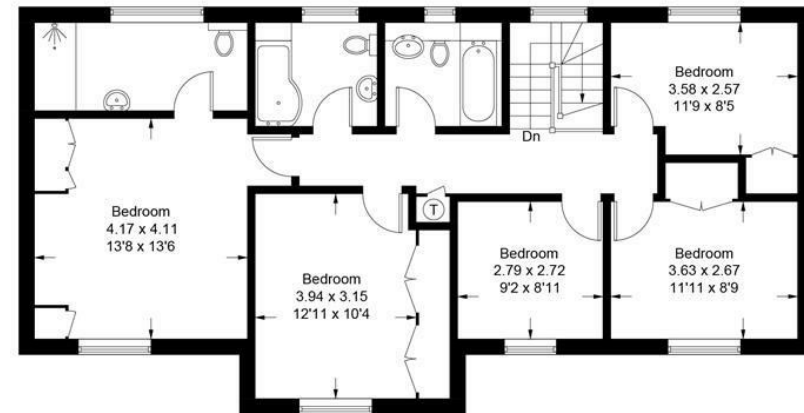
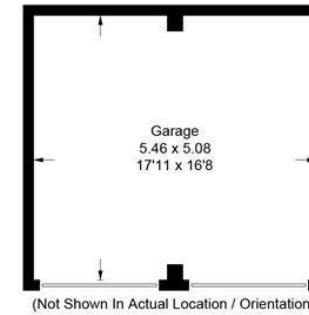
Freehold  
C  
G  
£377.00 per annum (includes upkeep of common grounds, insurance and association accounts)



Approximate Gross Internal Area = 207.8 sq m / 2237 sq ft  
 Garage = 27.8 sq m / 299 sq ft  
 Total = 235.6 sq m / 2536 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. (ID1180548)  
 www.bagshawandhardy.com © 2025

66 Tudor House, Ashted, Surrey, KT21 1AW  
**Tel:** 01372 271880 **Email:** ashted@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

