3 Quarry Gardens, Leatherhead, Surrey, KT22 8UE

Asking Price £985,000

- DETACHED FAMILY HOME
- MODERN KITCHEN/BREAKFAST/DINER
- 2 EN-SUITE BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- 2 RECEPTION ROOMS+ STUDY + CONSERVATORY
- CLOSE TO DESIRABLE SCHOOLING
- 6 DOUBLE BEDROOMS
- 2 FAMILY BATHROOMS
- LANDSCAPED SUNNY GARDEN
- CUL-DE-SAC LOCATION

Description

A striking arched open porch shelters the recently fitted front door which opens into a bright and spacious entrance hall. The living room enjoys bay patio doors to the garden and has a stylish focal fireplace. A second reception room is ideal as a either a family room, playroom or formal dining room, the third reception room is ideal as a study and is situated next to the guest toilet. The kitchen is a particular feature of this home and offers plenty of storage cupboards ample worksurfaces and an integrated dishwasher, fridge freezer, stylish butler sink and range master with a 6 ring top. There is also a central island with breakfast bar separating this space from the dining area, which flows into an inviting conservatory, ideal for entertaining. A useful utility room with space for a washing machine and tumble dryer completes the ground floor.

The first-floor galleried landing is a particular feature of this home with double doors to a family balcony area. On this floor, are four double sized bedrooms, all with fitted wardrobes, two served by a refitted Jack & Jill bathroom, one with an en-suite shower room and the principal suite with a wall of wardrobes, a walk through dressing area with storage, and a refitted en-suite bathroom. On the second floor are two further double bedrooms, served by a family bathroom.

Outside, the property benefits from a detached double garage with a recently fitted door and parking for several cars. The part walled rear garden, with side access, has been beautifully landscaped and benefits from a sunny south westerly aspect. It is mainly laid to lawn with an extensive patio area, pergola and thoughtfully selected, mature planting for interest.

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 independent retailers on The Street in Ashtead and more comprehensive shopping facilities based in Leatherhead.

Excellent road and rail links can be found nearby conveniently the mainline stations of Ashtead and Leatherhead, with services to London Waterloo and Victoria are equidistant. Junction 9 of the M25 is within easy reach and provides easy access to the wider motorway network as well as London Heathrow and Gatwick International Airports.

The area abounds with plenty of Greenbelt countryside within walking distance, ideal for mountain biking and horse riding. Further recreational pursuits can be found for all the family nearby and include Ashtead Cricket club, golf at Tyrrells Wood and the RAC Country club at Woodcote to name but a few.

Tenure	Freehold
EPC	D
Council Tax Band	H

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 254.8 sq m / 2743 sq ft
Garage = 28.2 sq m / 303 sq ft
Total = 283.0 sq m / 3046 sq ft

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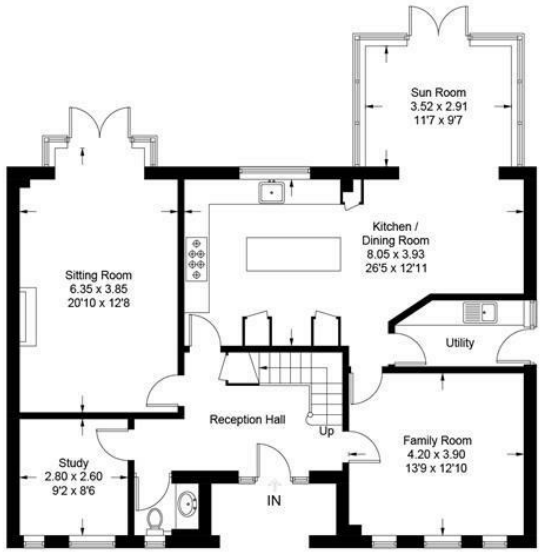
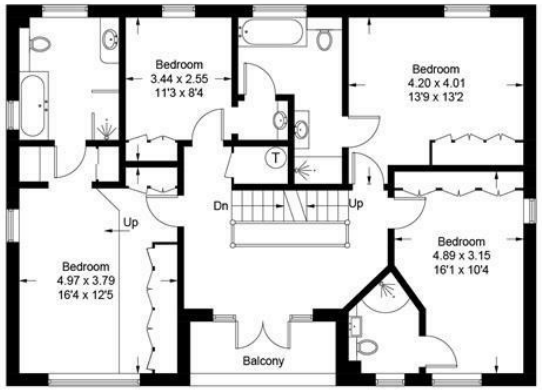
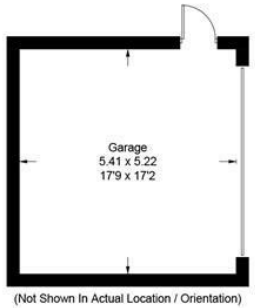


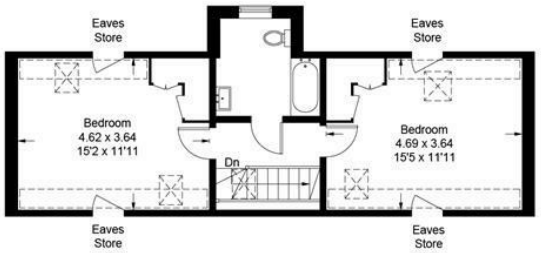
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second 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. (ID1206428)

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