



31 Quarry Gardens, Leatherhead, Surrey, KT22 8UE

Asking Price £945,000



- ATTRACTIVE DETACHED FAMILY HOME
- THREE RECEPTION ROOM
- UTILITY ROOM & CLOAKROOM
- THREE FURTHER BEDROOMS
- FRONT & REAR GARDENS
- HEAD OF SECLUDED CUL-DE-SAC
- KITCHEN/BREAKFAST ROOM
- TWO EN-SUITE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY & DOUBLE GARAGE

Description

This attractive home has been in the same ownership since being built in 1999 and is situated at the end of a 2 home cul-de-sac providing seclusion in this estate of family homes. Internally an impressive extended triple aspect kitchen/breakfast room has Karndean flooring and underfloor heating with double doors to the garden from here and the adjacent utility room. There are three further reception rooms, including a generous dual aspect living room with sliding patio doors to the garden, a separate dining room with bay window and a dual aspect family room.

On the first floor, the spacious principal bedroom suite has a raised ceiling plus a luxurious en-suite shower room and fitted storage. The guest suite has a bay window overlooking the rear landscaped garden and also benefits from an en-suite and fitted storage. Two further double bedrooms with fitted wardrobes, and a single bedroom / study are served by a family bathroom.

The front garden has been designed with low maintenance in mind with a side gate leading through to the L-shaped rear garden part of which is brick terraced providing flower beds and a patio area benefiting from morning sun. There is also an area of lawn with a second patio benefiting from afternoon sun. The whole garden enjoys external lighting and mature planting to offer a great deal of seclusion. The double garage can be entered from a rear door from the garden and there is parking for multiple cars.



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.

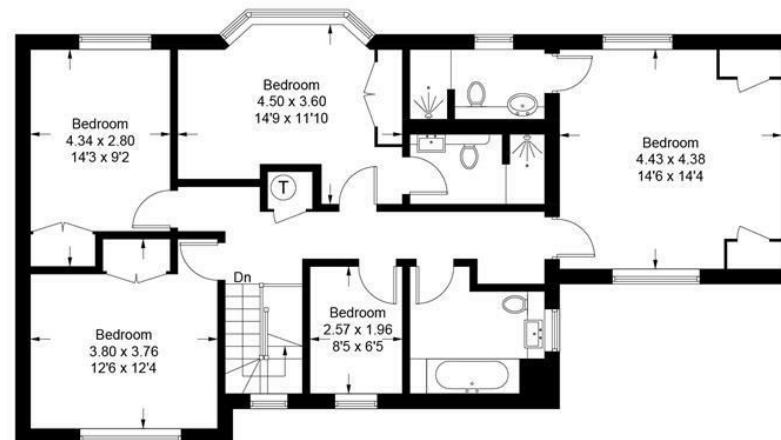
Further recreational pursuits include golf at Tyrrells Wood, Beaverbrook and the RAC Country Club at Woodcote and private health clubs in Epsom and Leatherhead with a public leisure centre at Fetcham Grove, Leatherhead.

Tenure	Freehold
EPC	D
Council Tax Band	G
Estate Management Fee	£390 per annum

Approximate Gross Internal Area = 200.0 sq m / 2153 sq ft
 Garage = 27.4 sq m / 295 sq ft
 Total = 227.4 sq m / 2448 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. (ID1214292)

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