



 **patrick
gardner**
RESIDENTIAL

The Wendy House Shellwood Road, Leigh, RH2 8NX

Price Guide £325,000



- BARN CONVERSION
- OPEN PLAN KITCHEN/SITTING/DINING ROOM
- ALLOCATED PARKING
- SPLIT LEVEL ACCOMMODATION
- FAMILY BATHROOM
- TWO BEDROOMS
- PERIOD FEATURES
- PRIVATE COURTYARD AREA
- SUPERB POSITION
- NO ONWARD CHAIN

Description

Nestled in the charming semi-rural setting of Shellwood Road, Leigh, this delightful two-bedroom barn conversion offers a unique blend of character and modern living. Offered to the market with no onward chain, further benefits include allocated parking and a private courtyard area to the front. The property boasts an inviting open plan kitchen, sitting, and dining area, perfect for entertaining guests or enjoying a quiet evening at home. The design retains many original features including exposed beams, adding to the charm and warmth of the space.

The accommodation is arranged over two floors including a bedroom on both floors, serviced by a family bathroom bathroom. Outside, you will find a private courtyard area, ideal for al fresco dining or simply soaking up the sun.

The peaceful surroundings of Leigh offer a perfect escape from the hustle and bustle of city life, while still being within easy reach of both Dorking and Reigate town centres. This property is an excellent opportunity for those seeking a tranquil lifestyle in a picturesque setting.

Situation

Shellwood Manor Farm is situated approximately 2 miles from the centre of Brockham & Leigh Villages in this rural location accessed via a long concrete driveway. Just beyond the property there is access to a bridleway providing access to a network of paths to miles of superb walking, riding and cycling countryside.

Dorking town centre is approx. 5 miles away and offers a comprehensive selection of facilities with numerous supermarkets including Waitrose, Marks and Spencers, Sainsburys' and Lidl's. Local and national retailers also include W H Smith, Fatface, Watstones and S C Fullers for all those country pursuits. There is a fine selection of coffee houses and restaurants, namely Michelin Star Sorrell, run by the chef, Steve Drake.

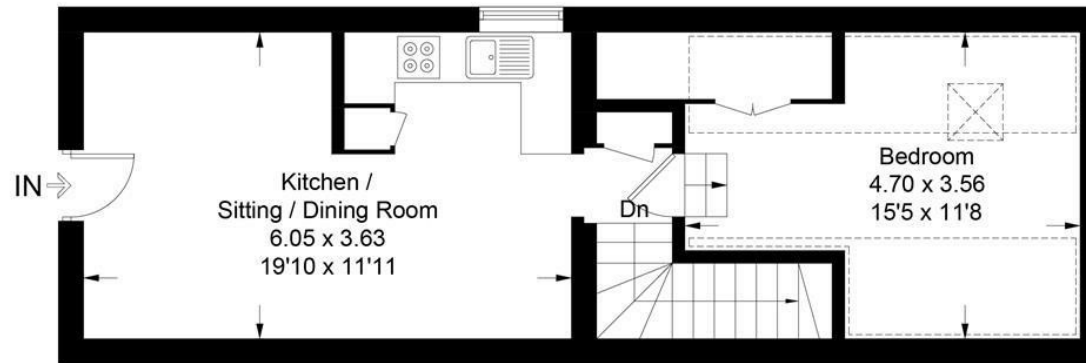
The Dorking Halls is situated at the other end of the town with a cinema and theatre, and adjacent sports hall with swimming pool and gym.

Dorking has three train stations offering services into London, Horsham, Guildford, Redhill and beyond, including a direct service to Gatwick Airport.

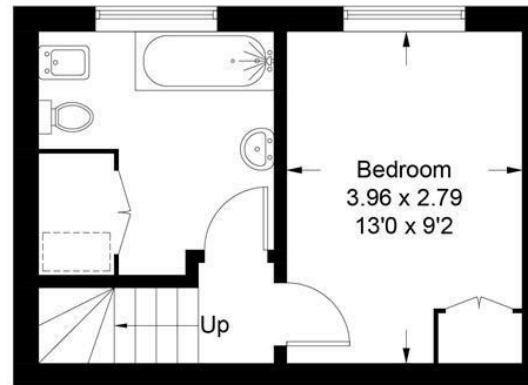
Tenure	Freehold
EPC	D
Council Tax Band	C



Approximate Gross Internal Area = 66.1 sq m / 711 sq ft



Ground Floor



Lower Ground 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. (ID1198072)

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