



JESS INCH
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Church Walk, Leatherhead, KT22 8HH

Offers Over £450,000

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Please Quote JI0900 For All Enquiries. This charming Victorian terraced cottage, dating back to around 1875, is brimming with character and sits in a desirable conservation area of Leatherhead. Steeped in history, the first recorded occupier was Catherine Taylor, a butler's wife in 1881. Today, the property combines period charm with modern living, while offering exciting potential for extension and conversion.

On the ground floor, a spacious reception/dining room runs the length of the house, creating a versatile open-plan living space full of character. To the rear sits a fitted kitchen and a delightful garden room leading directly onto the south-facing garden.

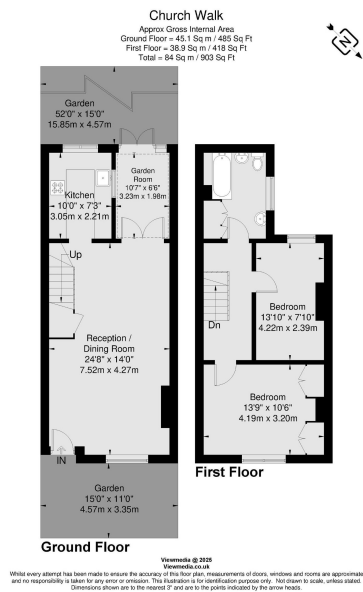
Upstairs, the first floor provides two well-proportioned bedrooms and a family bathroom, each accessed via the landing.

Externally, the cottage boasts a beautifully landscaped and extensively planted evergreen garden, enjoying a sunny southerly aspect. At the far end is a gate opening onto Parish Hall car park, adding practicality to the charm. The front door of the cottage opens onto a pretty front garden which leads into delightful Church Walk.

The property also offers significant scope, with potential for a loft conversion and a rear ground-floor extension (subject to planning permission). Offered chain-free, this home is ready for its next chapter.

Located in one of Leatherhead's most sought-after positions, residents benefit from excellent amenities nearby: Nuffield Gym, Waitrose, the theatre and cinema, and the public library are all within a few minutes' walk, while the train station offers fast services to London Victoria and Waterloo. River Mole walks, Box Hill and the Surrey Hills are also on the doorstep, making this a wonderful setting for both convenience and lifestyle.





- Please Quote JI0900 For All Enquiries
- Located in a desirable conservation area of Leatherhead
- Fitted kitchen with garden room leading to the rear garden
- Potential for loft conversion and rear ground-floor extension (STPP)
- Convenient location close to Nuffield Gym, Waitrose, theatre, cinema, library, train station and Surrey Hills countryside
- Charming Victorian terraced cottage, built circa 1875
- Spacious reception/dining room running the length of the house
- Two well-proportioned bedrooms and a family bathroom upstairs
- Offered chain-free
- Extensively planted evergreen garden with a sunny south-facing aspect

