



# Effingham Common, Leatherhead

Guide Price £800,000 to £825,000





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Wytecot is not just a home; it is a lifestyle. With its blend of historical charm, modern amenities, and a stunning location, it offers a unique opportunity to enjoy period living at its finest.

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Dating back to the 1850s, Wytecot is the epitome of period living, nestled on the borders of the expansive Effingham Common. This charming property boasts an established rear garden that backs onto a paddock, offering a picturesque view of horses throughout the year, making it a serene and idyllic spot.

As you step into this delightful 3-bedroom semi-detached home, you are greeted by an enclosed porch, perfect for storing muddy boots and coats. This practical space leads into the expansive, bright kitchen and dining area. The well-appointed kitchen features an imposing Rangemaster, ample storage, integrated white goods, and a charming farmhouse-style ceramic sink.

Continuing through the property, you will pass the first of three fireplaces, leading you to a picture-perfect sunroom. This south-facing room is bathed in sunlight and can serve as a dedicated dining area or an extra living zone, making it an ideal retreat for relaxation and entertainment.

For more intimate gatherings, there is a separate living space/snug featuring a second fireplace and double doors that open onto the private garden. This cosy area provides a perfect setting for quiet evenings by the fire.

Upstairs, you will find three generously sized double bedrooms, with the third fireplace adding a touch of historical charm. The family bathroom is a luxurious space with a freestanding roll-top bath and a separate shower, offering both elegance and functionality.

The garden of Wytecot is a tranquil, lush oasis with established borders, fruit trees, and raised beds, perfect for gardening enthusiasts. A dedicated patio area provides an ideal spot for outdoor seating and dining, while several sheds offer ample storage space. Additionally, there is a good-sized garage equipped with a toilet, adding to the convenience of this remarkable property.



# Need to know

- **Historical Charm:** Dating back to the 1850s, Wyticot exemplifies period living with timeless appeal.
- **Idyllic Location:** Nestled on the borders of Effingham Common with an established rear garden backing onto a paddock, providing picturesque views of horses throughout the year.
- **Welcoming Entry:** Enclosed porch perfect for storing muddy boots and coats, leading into the main living areas.
- **Expansive Kitchen:** Bright and spacious kitchen and dining area featuring a Rangemaster, ample storage, integrated white goods, and a farmhouse-style ceramic sink.
- **Sunlit Sunroom:** South-facing sunroom filled with natural light, ideal for use as a dining area or additional living space.
- **Cosy Snug:** Separate living space/snug with a second fireplace and double doors leading to the private garden, perfect for intimate gatherings.
- **Three Bedrooms:** Upstairs, three generously sized double bedrooms, including a charming third fireplace.
- **Period Bathroom:** Family bathroom with a freestanding roll-top bath and separate shower.
- **Tranquil Garden:** Lush garden with established borders, fruit trees, raised beds, a dedicated patio area, and multiple sheds for storage.
- **Additional Amenities:** Good-sized garage with a toilet, enhancing convenience and functionality.



Ground Floor

First Floor

Effingham Common, Effingham, Leatherhead

Total Area: 112.4 m<sup>2</sup> ... 1210 ft<sup>2</sup> (excluding garage)

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## Interested?

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