



## TYRRELLS WOOD

Leatherhead, Surrey, KT22





# A STUNNING TRANQUIL HOME

A fully renovated and refurbished family home situated in the Tyrrells Wood private estate in South West facing grounds of just under an acre. The property benefits from an elevated position with views across the Beaverbrook estate.



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3



3

EPC

D

Local Authority: Mole Valley

Council Tax band: H

Tenure: Freehold

Guide price: £3,250,000





## A HIGH SPECIFICATION THROUGHOUT

The property has been renovated to a superb standard including the following specification:

- \* Private road location
- \* Elevated views of Beaverbrook
- \* Stunning South West facing grounds of 0.82 acre
- \* Charles Yorke kitchen with Wolf oven
- \* 27'0 ft by 23'7 ft Principal Suite
- \* Control 4 system
- \* Security cameras and security fencing



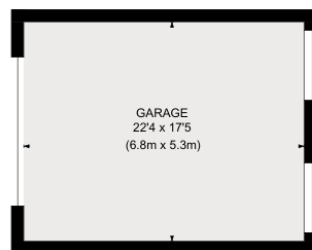




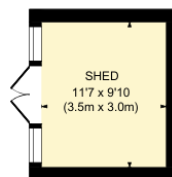




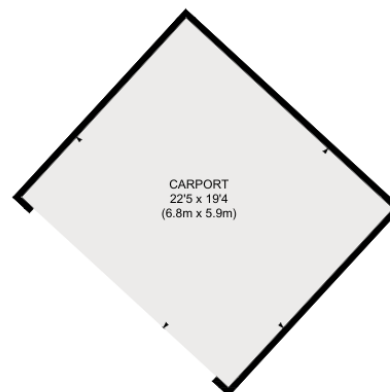




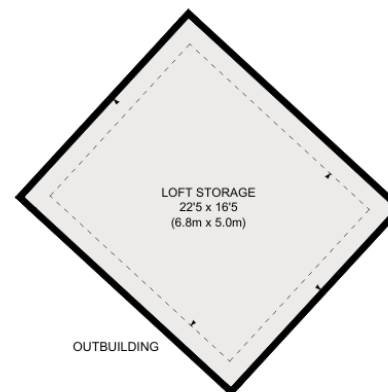
GARAGE



OUTBUILDING

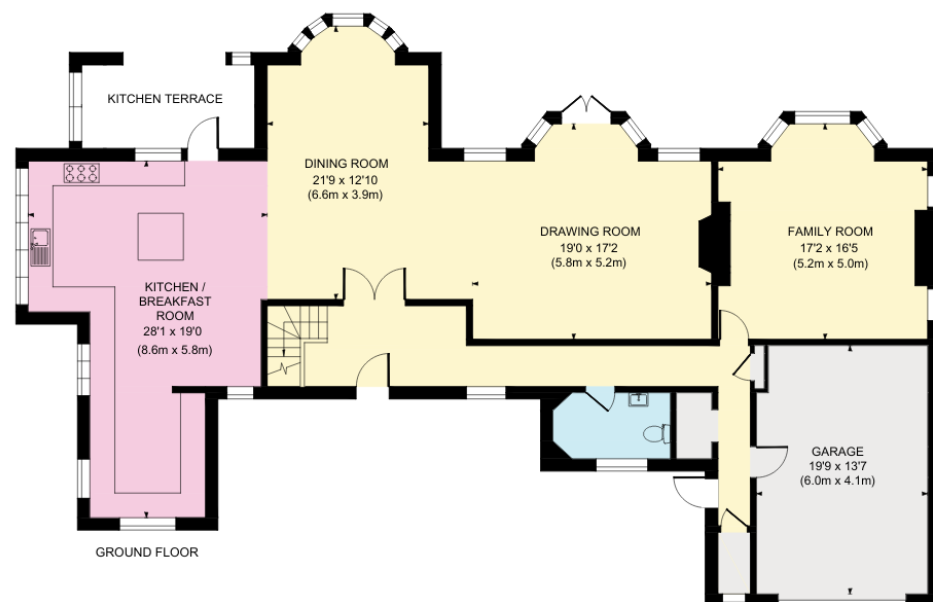


CARPORT  
22'5 x 19'4  
(6.8m x 5.9m)

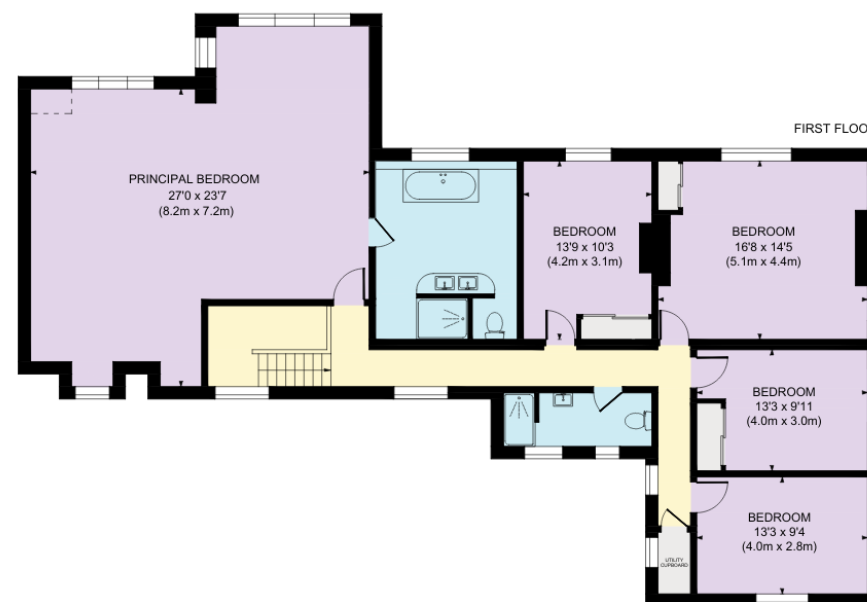


LOFT STORAGE  
22'5 x 16'5  
(6.8m x 5.0m)

OUTBUILDING



GROUND FLOOR



FIRST FLOOR

(Including Basement / Loft Room)  
Approximate Gross Internal Area =  
Main House 3314 sq. ft / 307.92 sq. m

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 any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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