



The Downs, Leatherhead **KT22**

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# Characterful property on a large plot.

Situated in grounds of 3.9 acres within a private estate close to Leatherhead and Box Hill this property has character features throughout including exposed beams, leaded light windows, wooden floors and feature fireplaces. There are stunning gardens and grounds to the property including a woodland area.

The ground floor offers flexible living space across four large reception rooms. The triple-aspect kitchen/breakfast room is to the rear and has a large central island/breakfast bar as well as Aga stove. A gardener's WC and garage complete the ground floor.



**Tenure:** Freehold

**Local authority:** Mole Valley

**Council tax band:** H

The first floor can be reached via two staircases. The principal bedroom has an en suite bathroom with large shower and twin basins, as well as its own dressing room. On this floor there are a further three bedrooms one of which is en suite, and a family bathroom.

The landscaped grounds are mainly laid to lawn with mature trees, shrubs and a terrace. There is a vegetable garden, apple orchard, children's play area with sunken trampoline and a dog kennel. An ice house provides additional accommodation and could be an ideal home office or gym. The front driveway provides parking for numerous cars and access to the garage.

The property is situated in the Givons Grove Estate. The estate covers over 130 acres and has over 100 properties. The area is surrounded by outstanding countryside including the nationally important Surrey Hills.



## Local Area, Schooling & Communication Links

There is an excellent selection of local shops, schools and leisure amenities and the nearby towns of Leatherhead, Epsom and Guildford provide a wider selection of high street names and department stores.

Communication links are excellent with its proximity to the A3 and the M25 (J9), Heathrow and Gatwick airports. Leatherhead and Dorking railway stations are only a short driving distance providing regular services to London Waterloo and Victoria.

There are a number of excellent private schools in the area including Danes Hill, St. John's, Box Hill, Downsend, Epsom College and City of London Freemans.

Between Ashted and Epsom is the RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside, features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation.

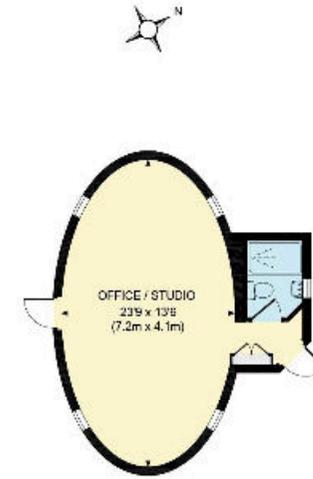
The Beaverbrook estate with it's stunning country house set within its own 470 acre estate is conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa and 18 golf course.

Local family activities include Chessington World of Adventures (approximately 10-15 minute drive away) and Farm , Bocketts Farm. and Hobbledown Farm. There is also extensive walking through beautiful countryside and a number of pretty local villages around Headley Heath and Box Hill.

Leatherhead 1.25 miles, Dorking 4.75 miles, A3 5 miles, Cobham 6 miles, M25 2.5 miles; Central London 22 miles. All distances are approximate.



Approximate Gross Internal Area  
 4077 sq ft / 379.7 sq m  
 Approximate Gross Internal Area Outbuildings  
 359 sq ft / 28.4 sq m  
 Total Gross Internal Area 4436 sq ft / 412.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. While every care is taken in the preparation of this plan, please check all dimensions, shapes and complete bearings before making any decisions reliant upon them.

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