



Garden Close, Leatherhead, KT24





This impressive, detached house is set on a large corner plot which is just over a third of an acre.

The expansive front garden is mainly lawned and features an in-out driveway. There is significant space on both sides of the property which provides the perfect opportunity to extend, subject to the usual consents, and leads to the sunny, southerly facing rear garden. The property enjoys excellent seclusion with the plot surrounded by mature shrubbery.

The welcoming entrance hall leads to a spacious reception room with a feature fireplace and fabulous views over the front garden. There is a door to the rear of the living room which leads to the dining room. The dining room has beautiful wood panelling and a built-in bench in the bay. To the right of the dining room is a large conservatory with rear access. To the left of the dining room is a smart fitted kitchen with a utility and access to the integral garage. There is also a guest cloakroom/shower room off the hallway.

On the first floor there are three spacious bedrooms, all with built in wardrobes, and a well-appointed family bathroom. The triple aspect principal bedroom receives an abundance of light and has a glass door onto a large private balcony.


Location


There is an excellent selection of local shops, schools and leisure amenities. 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, the M25 (J9), and London's 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, Downsends, Epsom College and City of London Freemans.


A **superb opportunity** to purchase this fantastic, chain free detached house on the exclusive Givons Grove Estate.


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EPC
E

Tenure
Freehold

Local Authority
Mole Valley District Council

Council Tax
Band G



Between Ashted and Epsom is the Royal Automobile Club at Woodcote Park, set in 350 acres of beautiful Downs countryside. The RAC 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 its 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-hole golf course.

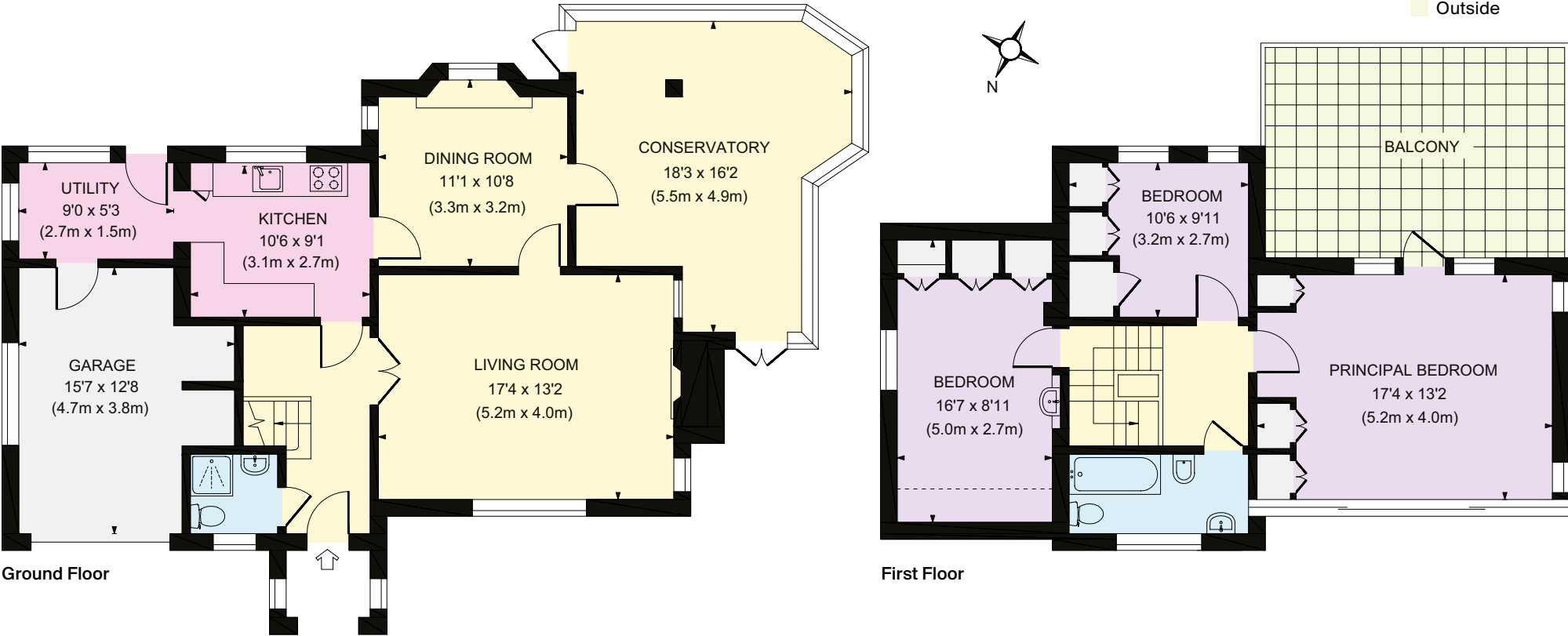
Local family activities include Bocketts Farm, Chessington World of Adventures (approximately 10-15 minute drive away) and Hobbledown Farm. The area also boasts extensive walking routes, including National Trust - Headley Heath and Box Hill, both within an area of outstanding natural beauty, along with a number of pretty local villages in the Surrey Hills.



Approximate Gross Internal Floor Area
1679 sq. ft / 155.99 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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