



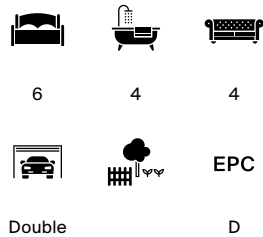
## BEECH HOLT

Leatherhead, Surrey, KT22



# A SPACIOUS SIX BEDROOM DETACHED HOUSE

In a quiet and desirable cul-de-sac in Leatherhead.



Local Authority: Mole Valley Borough Council  
Council Tax band: G  
Tenure: Freehold



# DESCRIPTION

This impressive detached family house in Leatherhead provides a spacious 3,394 sq ft, plus a sizeable loft. There are six bedrooms, four bathrooms, and four reception rooms, providing ample space for a large family or those who love entertaining.

Located in a serene area of Leatherhead, the house is positioned to offer both tranquillity and convenience. The layout includes a generous living room, a formal dining room, a bright conservatory and a useful study. From the conservatory there is a large separate annexe which offers flexible space and includes a small kitchen and en-suite shower room.

The kitchen has lovely views over the mature garden and has enough space for a dining table. The kitchen opens into the utility, guest cloakroom and double garage. There is fantastic potential to reconfigure, update and extend on the ground floor, subject to the usual consents.

There are six bedrooms on the first floor, including two with en-suite bathrooms and a further family bathroom. The largest bedroom is currently used as an office/hobby room but could be used in a variety of other ways. The top floor is currently used as a music/art room and features a large loft area and store.

The rear garden features a paved patio, private south-facing lawn with mature trees, a number of well-stocked flower and shrub beds and a large greenhouse and shed. At the front there is a double garage with a large driveway that accommodates multiple cars. There is a lawn area in front of the house with mature trees. You will be amazed at the amount of space that this property has to offer.







## LOCATION

Located in the town of Leatherhead, this detached house on Beech Holt offers a perfect blend of tranquillity and convenience. The property is located within 1 mile of Leatherhead town centre, offering a range of shopping and dining options. For those who enjoy outdoor activities, Norbury Park is 2 miles away, providing scenic walking trails and picnic spots.

Families will appreciate the proximity to excellent local schools, such as Downsends and St Johns, Leatherhead. Commuters are well-served with Leatherhead train station 0.6 miles from the property, offering direct services to Central London in under 45 minutes.

Leatherhead Leisure Centre, located 1 mile away, offers a range of fitness facilities, including a swimming pool and gym. For those who enjoy golf, the Leatherhead Golf Club is 1.5 miles away, offering a challenging course and a welcoming clubhouse.

Additionally, the property is conveniently positioned close to the M25, providing easy access to Gatwick & Heathrow Airports, making travel for business or leisure straightforward.

Whether you are looking for a family home with excellent amenities or a commuter-friendly location, this property on Beech Holt has it all.

All distances are approximate.





Approximate Gross Internal Area  
 315.3 sq m / 3394 sq ft (Including Garage)  
 Loft Space = 66.0 sq m / 710 sq ft  
 Total = 381.3 sq m / 4104 sq ft

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.

I would be delighted  
to tell you more.

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