



THE DOWNS

Leatherhead, KT22



AN IMPRESSIVE FOUR BEDROOM PROPERTY

Recently been extended and refurbished throughout by the current owners to a high specification



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



DESCRIPTION

Shene is set behind electric gates, on a superb 0.44-acre plot, in the highly regarded Givons Grove Estate. The property has recently been refurbished and extended to an exacting standard and offers exceptional open plan living and privacy.

Through the electric gates the large driveway offers plenty of off-street parking and access to two garages with a workshop and wine cellar.

As soon as you enter the front door you instantly appreciate the time, investment and thought that has gone into creating this stunning home. From the large and light entrance hall you access the expansive open plan kitchen/dining/family room which is perfect for both family life and entertaining. The luxury kitchen has a large kitchen island, stonework tops and an abundance of bespoke units. The flexible reception space to the right of the room provides the ideal space to relax. The kitchen receives a huge amount of light from three large roof lights and two sets of glass sliding doors. There is also a fully fitted utility.



Through double doors from the kitchen, you enter a spacious snug, which leads to a study and then onto the living room. The living room has a wood burner in its feature fireplace. Both the snug and living room feature bi-folding doors.

There are two generous double bedrooms, including the principal suite and two luxury bathrooms to the left-hand side of the hallway. Both bedrooms have built in wardrobes and the principal bedroom to the rear has an en suite bathroom and a Juliet balcony overlooking the garden.

The kitchen and reception rooms have access to the sprawling garden terrace which is perfect for al fresco dining and entertaining. There are three large laid to lawn areas on the plot, one to the rear of the rear of the terrace, one to front of the plot and other to the left the garage.

On the first floor there are two further double bedrooms, each having luxury en suite bathrooms.

LOCATION

The area offers an excellent range of local shops, schools, and leisure facilities, while the nearby towns of Leatherhead, Epsom, and Guildford provide a broader selection of high street retailers and department stores.

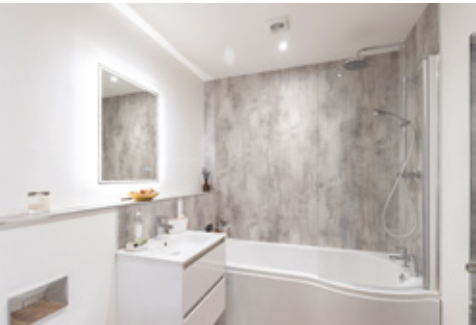
Transport connections are superb, with close proximity to the A3 and M25 (Junction 9), as well as easy access to both Heathrow and Gatwick airports. Leatherhead and Dorking railway stations are just a short drive away, offering regular services to London Waterloo and London Victoria.

The region is well-served by a number of outstanding independent schools, including Danes Hill, St. John's, Box Hill, Downsends, Epsom College, and City of London Freeman's.

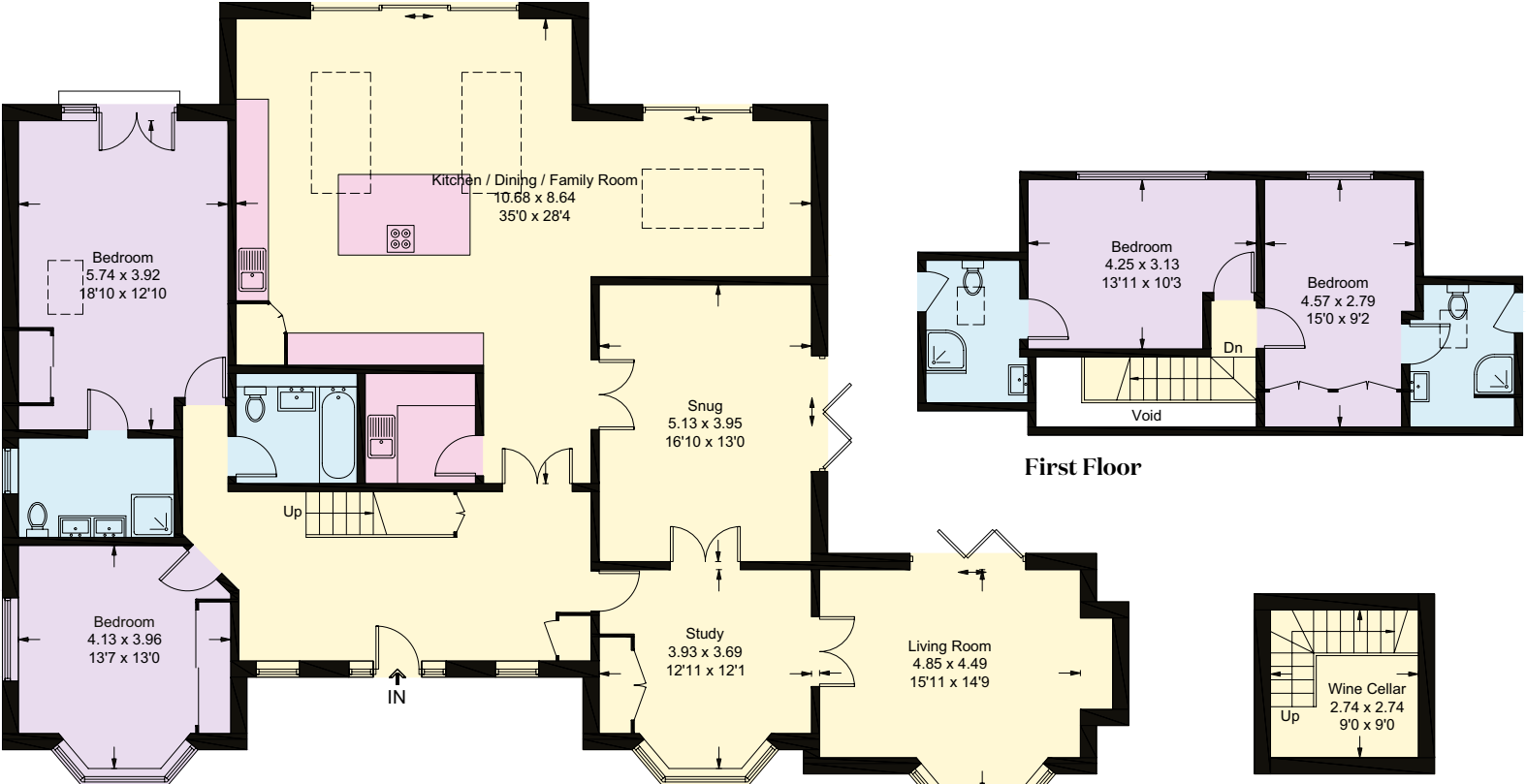
Situated between Ashtead and Epsom, the RAC Club at Woodcote Park sits within 350 acres of picturesque countryside and offers an exceptional range of facilities, including two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, indoor swimming pool, spa treatment rooms, multiple restaurants and bars, and on-site accommodation.

Also nearby is the renowned Beaverbrook estate—set within 470 acres of private parkland—featuring a luxury hotel, a choice of restaurants, an indulgent spa, and an 18-hole championship golf course. It has become one of Surrey’s most popular destinations for family retreats.

For family-friendly days out, local attractions include Bocketts Farm, Chessington World of Adventures (just 10–15 minutes away), and Hobbledown Farm. The surrounding countryside offers extensive walking routes, particularly around Headley Heath and Box Hill—both part of an Area of Outstanding Natural Beauty—as well as a number of charming villages nestled in the Surrey Hills.

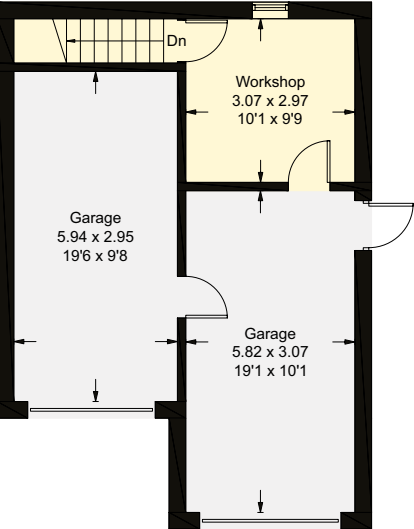


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Cellar



Ground Floor

Approximate Gross Internal Area = 234.7 sq m / 2526 sq ft
Cellar = 7.6 sq m / 82 sq ft
Outbuilding = 48.7 sq m / 524 sq ft
Total = 291.0 sq m / 3132 sq ft
(Excluding Void)

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.

We would be delighted
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