





THE DOWNS


Leatherhead, Surrey, KT22


SET IN THE DESIRABLE GIVONS GROVE ESTATE


An Area of Outstanding Natural Beauty,
with stunning views of Surrey Hills.



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0.76 acres







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



DESCRIPTION

Set in a large plot of 0.76 acres with a south-west facing aspect, the Thatched House is a charming property built circa 1928. The property has been meticulously updated, extended and restored by the current owners. It has a bright and spacious feeling throughout, with beautiful character features such as oak beams and leaded light windows. The property sits in an elevated plot and offers rarely available views over Norbury Park and beyond into the Surrey Hills.

The double aspect living room is well proportioned with feature fireplace and double doors on to the rear garden. The reception room/family room, with fireplace, leads through to an elegant dining room with views of the garden. The breakfast room steps down to the kitchen/sun lounge, a glorious space, filled with natural light, which leads to the breath-taking front garden. The remainder of downstairs comprises a study, utility room and storerooms leading through to the integral double garage and stairs up to the Annexe/bedroom and en suite bathroom. The principal bedroom features an open fireplace, dressing room and en suite bathroom. There are two further bedrooms (one with access to eaves storage) and a luxury family bathroom.

The Thatched House is approached via a long tarmac driveway to a turning area and double garage, with an electric up and over door. The turning area is separated from the house by a gated flintstone and brick wall forming a charming courtyard in front of the main entrance. The gardens have sweeping lawns and many specimen trees, shrubs and flower borders. A York stone terrace runs along the whole of the south side of the house. A path leads to the rear of the property where there is a paved barbeque terrace fronting a pretty and secluded garden. There is a useful garden studio to the rear which is currently set up as an office. The house and gardens enjoy stunning views over to Ranmore Common and church to the south and Norbury Park to the south-west.





LOCATION

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.

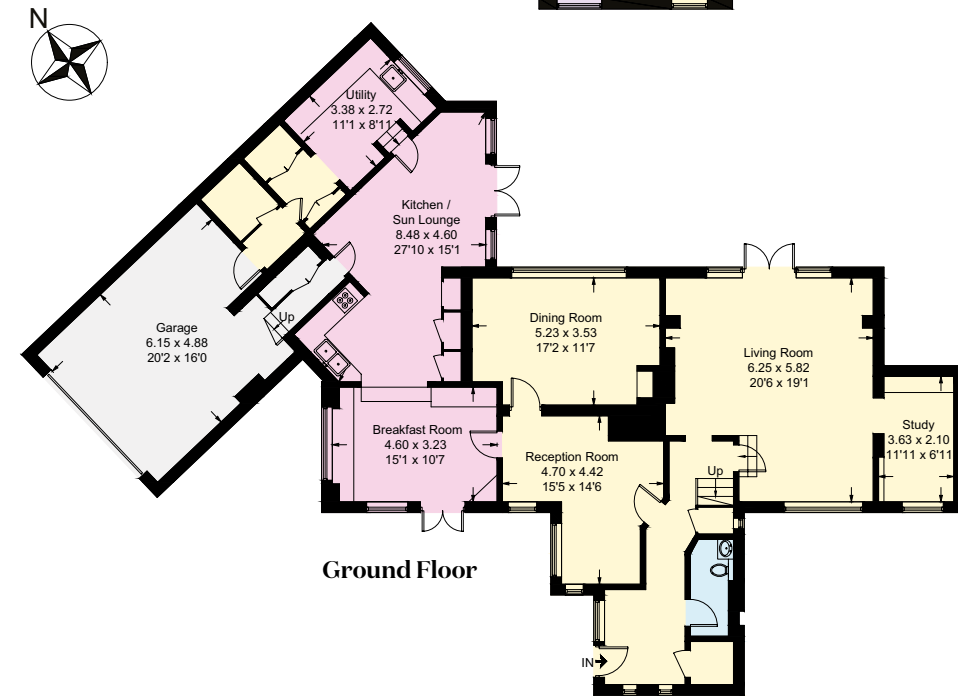
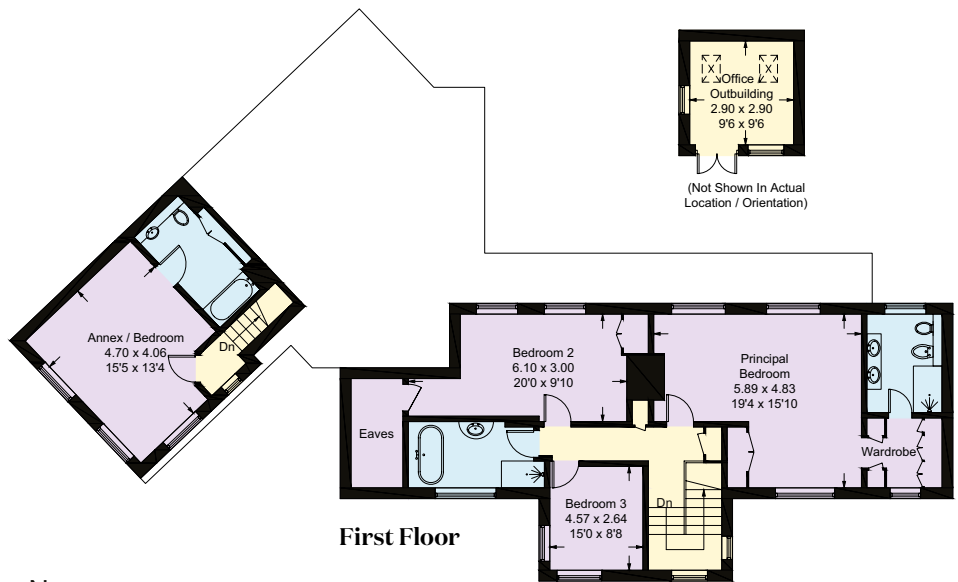
There are a number of excellent private schools in the area, including Danes Hill, St. John's, Box Hill, Downsend, Epsom College and City of London Freemans.

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 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 golf course.

Local family activities include Bocketts Farm, Chessington World of Adventures (approximately 10-15 minute drive away) and Hobbledown Farm. There is also extensive walking through beautiful countryside Headley Heath and Box Hill within an area of outstanding natural beauty, along with a number of pretty local villages in the Surrey Hills.

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



Approximate Gross Internal Area = 315.7 sq m / 3399 sq ft
Office / Outbuilding = 8.5 sq m / 92 sq ft
Total = 324.2 sq m / 3491 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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