



Grange Road, Leatherhead KT22 7JU

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## Grange Road Leatherhead KT22 7JU

*An incredibly spacious and versatile detached chalet-style home of just over 3,000 sq ft, offering five/six bedrooms, four/five reception rooms, plus an impressive open-plan kitchen/diner with a central wood burner – perfect for cosy winter evenings.*

*With a large front garden and lawned rear garden, this attractive home is situated close to the highly regarded St Peter's, St Andrew's, and Downsends schools.*

Just over 3,000 sq ft

Five/Six Bedrooms

Four/Five Reception Rooms

Master Ensuite

Two Further Bathrooms

Double Aspect Kitchen/Dining Room

Utility Room

Garage

Extended And Renovated

EPC Rating TBC







An open-plan entrance hall leads to an exceptional array of reception rooms/bedrooms, a bathroom, utility room, and a generous ground floor master bedroom with en suite. The open-plan kitchen/dining room flows into two snug/reception rooms, with French doors opening to both the front and rear gardens. A cosy log burner serves both the entrance hall and the dining room.

Upstairs are two spacious double bedrooms, a family bathroom, and two further connected rooms currently used as a music room/bedroom six and a cinema room.

The current owners have carried out extensive refurbishment works to create a highly adaptable home perfect for modern family life.

The large, private front garden features a level lawn, mature hedge borders, and a driveway for several cars leading to a garage.

The rear garden offers a paved patio and a further level lawn.





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Approximate Area = 2756 sq ft / 256 sq m

Limited Use Area(s) = 61 sq ft / 5.6 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 3073 sq ft / 285.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for V&H Homes. REF: 1312641

**V&H Homes**

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