



Highfield Cottage Downs Lane, Leatherhead, Surrey, KT22 8JH

Price Guide £1,150,000



- DELIGHTFUL SEMI-RURAL PROPERTY
- THREE BEDROOMS (TWO BATHROOMS)
- VAULTED FAMILY ROOM
- GARAGE & OFF STREET PARKING
- LOVELY TERRACE & GARDENS
- SEMI-DETACHED COTTAGE
- SITTING ROOM WITH OPEN FIREPLACE
- KITCHEN DINING ROOM WITH AGA
- HOME OFFICE (ATTACHED TO GARAGE)
- NO CHAIN

Description

Highfield Cottage is a beautifully presented semi-rural cottage set in this highly desirable location whilst enjoying a large and private West facing garden. The property offers 2011 sq.ft. including garage of modern country style accommodation throughout, the open plan layout with vaulted rooms creating comfortable and spacious areas.

The hub of the house is the kitchen breakfast room featuring, bay window, large central island, Aga cooker and bespoke cabinets and drawers. The adjacent 14' 7 x 14' dining room has double doors to the garden and terrace. The sitting room has an brick fireplace with log burning stove, a wide opening leads across to a super vaulted family room with Velux windows and doors to the terrace.

An inner hall leads to the bedrooms. The principal bedroom has a lovely ensuite with cast iron bath with shower and double doors with views over the garden and beyond. There are two further bedrooms which share a family bathroom.

Outside, there is a large single garage with parking and adjoining home office. The rear garden comprises a wide rear terrace and large lawn screened with mature hedging and range fencing providing lovely open Greenbelt views beyond.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

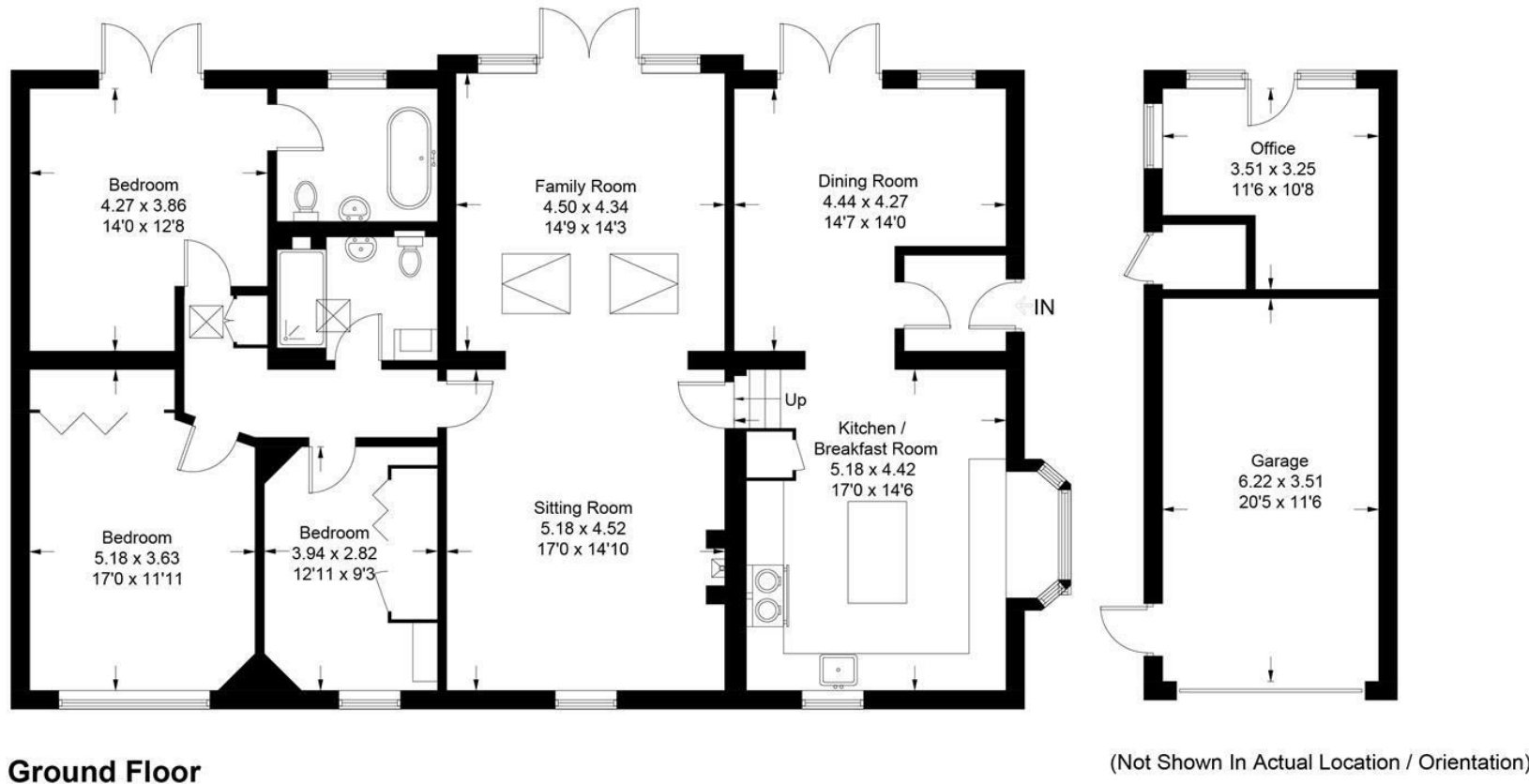
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.

Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 156.0 sq m / 1669 sq ft
Garage = 31.8 sq m / 342 sq ft (Excluding External Store)
Total = 187.8 sq m / 2011 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 decisions reliant upon them. (ID1028822)
www.bagshawandhardy.com © 2023

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.