



Aventine Downs Lane, Leatherhead, Surrey, KT22 8JW

Price Guide £2,000,000



- SOUTH SIDE OF LEATHERHEAD
- WESTERLY REAR FACING ONE ACRE PLOT
- INDOOR SWIMMING POOL COMPLEX
- SELF CONTAINED ANNEXE
- FIVE/SEVEN BEDROOMS
- SOUGHT AFTER PRIVATE ROAD
- DISTANT COUNTRYSIDE VIEWS
- KITCHEN/BREAKFAST FAMILY ROOM
- FOUR RECEPTION ROOMS
- FOUR BATHROOMS

Description

Located in a highly sought after private road in an area of Leatherhead which enjoys a semi-rural atmosphere, this unique contemporary style 2 storey house is situated on high ground benefitting from some distant views.

Offered with no onward chain, the versatile accommodation, whilst much improved by the late owners, is now in parts in need of some updating. The extensive accommodation includes a superb open plan split level kitchen/breakfast/family room with part glazed roof together with a separate sitting room, dining room and study. On the first floor is spacious principal bedroom with 5 piece ensuite, guest/2nd bedroom with ensuite whilst a family bathroom serves the remaining two double bedrooms.

There is also a self-contained one bedroom annexe which interconnects with the 'main house' and could be incorporated into the main house, if desired.

Connected to the main house is a self contained indoor swimming pool (in need of work) which includes changing rooms, sauna. There is also garaging for three cars.

The overall plot extends to one acre (including the grass verge opposite) and is beautifully maintained with the rear rear garden, comprising extensive terrace, lawn, mature shrubs and flower beds together with a sunny westerly aspect.

N.B. Planning consent MO/2014/1747 (now expired) was granted in 2014 to rebuild the garage and create an attached 3 car garage with home office above.

Situation

Just a short walk away is Leatherhead centre which 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

Both the main house and annexe are Band D's

Council Tax

Main house is an H and Annexe is a Band A



Aventine, Downs Lane, Leatherhead

Approximate Gross Internal Area

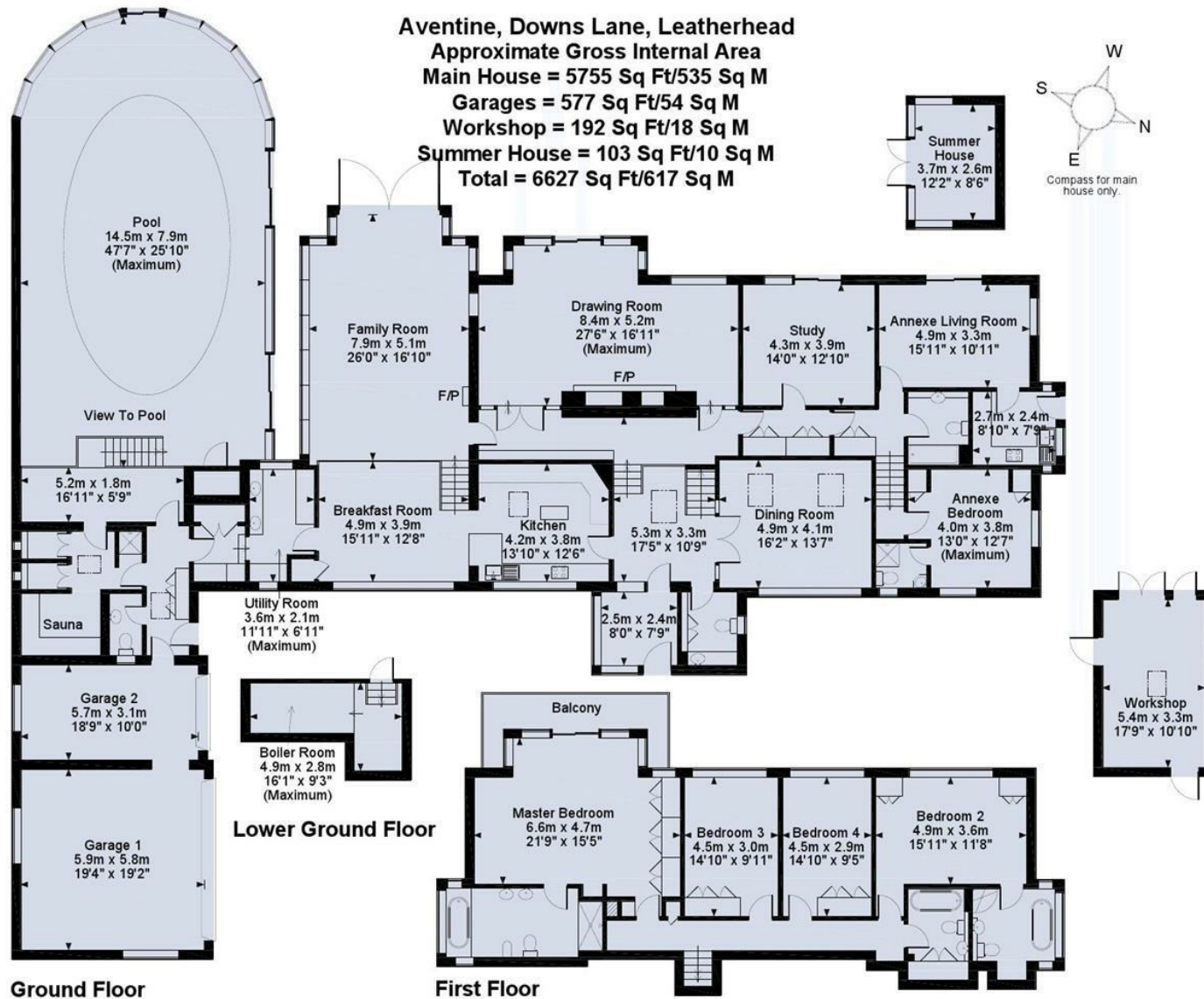
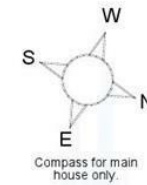
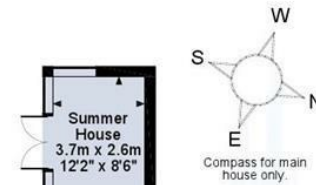
Main House = 5755 Sq Ft/535 Sq M

Garages = 577 Sq Ft/54 Sq M

Workshop = 192 Sq Ft/18 Sq M

Summer House = 103 Sq Ft/10 Sq M

Total = 6627 Sq Ft/617 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8154393/JBN

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.

