



The Little House, 86 Church Street, Leatherhead, Surrey, KT22 8ER

Price Guide £799,950



- ATTRACTIVE 4 BEDROOM HOME
- EXCELLENT DOWN SIZE OPPORTUNITY
- IN GOOD ORDER
- MODERN WOOD PAINTED KITCHEN
- UTILITY ROOM

- MINUTES' WALK TO TOWN CENTRE
- COURTYARD GARDEN WITH SUNNY OUTLOOK
- 3 RECEPTION ROOMS
- FAMILY SHOWER ROOM & ENSUITE SHOWER
- OFF ROAD PARKING

## Description

This unique period home, which has an elevational style akin to the revered Architect, Edwin Lutyens, enjoys a highly convenient position being just minutes' walk to high street shopping which includes a Waitrose Local, Nuffield Health Club and library.

The Little House, which is 'rather larger' than its name suggests has been lovingly maintained by its present owner, presents a rare opportunity to new incumbents to enjoy spacious accommodation close to all amenities with distant rural views from the upper floor.

The original wooden door opens into an entrance hall, off which is a cloakrooms and separate doors to the dining room and kitchen. The chequered tiled dining room floor leads through into an inner hall where a curved wooden staircase leads to the first floor. Across the rear of the house are two interconnecting reception rooms enjoying polished wooden floors and an open fireplace. The kitchen features a range of painted wooden base units and eye level cupboards. Accessed from the rear reception rooms is a workshop/utility room.

On the first floor there is a principal bedroom with ensuite shower and 3 further bedrooms served by a recently installed family bathroom (has a shower fitted in place of a bath).

Externally, to the front there is off road parking for 2-3 cars. The attractively landscaped walled courtyard garden enjoys a sunny westerly open aspect.

## Situation

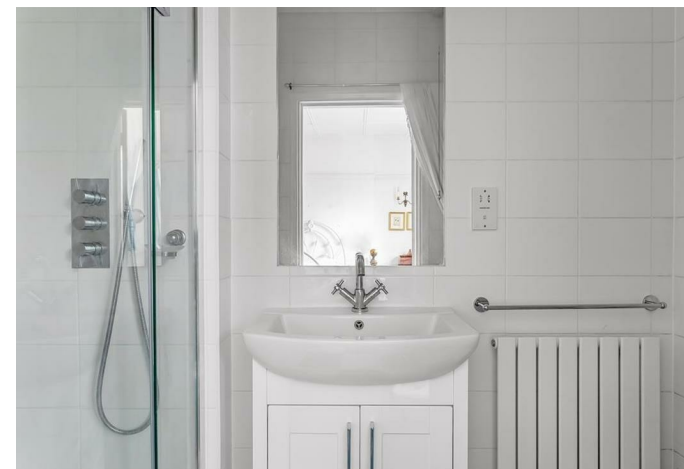
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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.

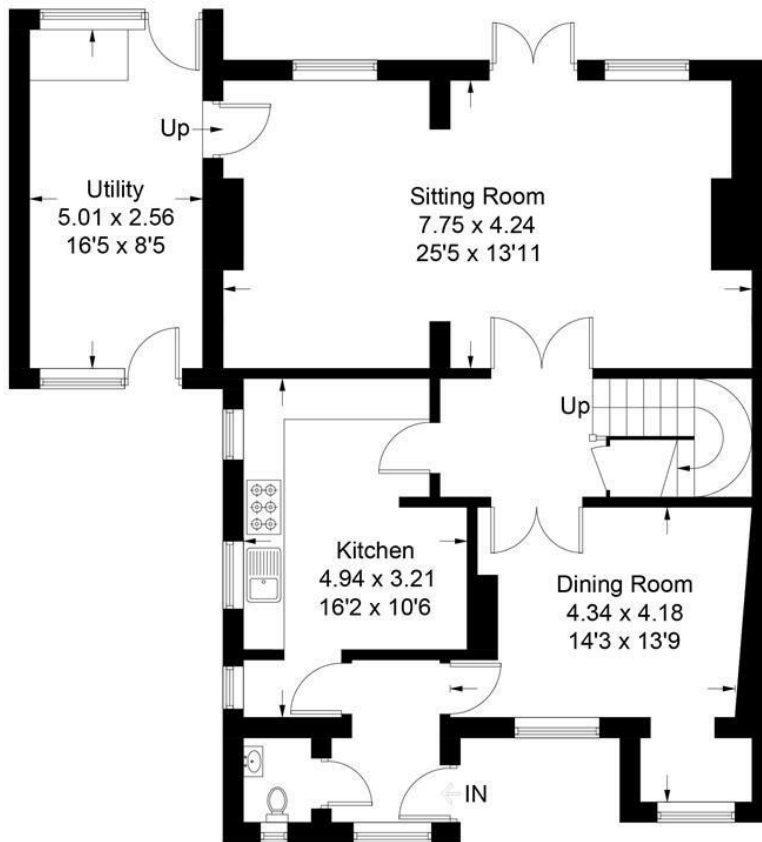
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

Hundreds of acres of Green Belt countryside are within walking distance of the house, 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.

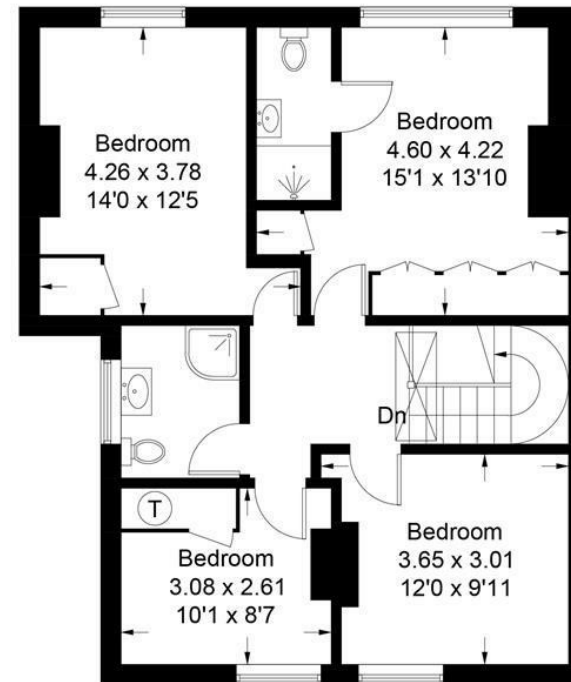
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 157.9 sq m / 1700 sq ft



**Ground Floor**



**First Floor**

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. (ID1059115)

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