



The Old Pump House & Pump House Cottage, 6 Downside Court,
Downs Lane, Leatherhead, Surrey, KT22 8JW

Guide Price £1,750,000



- 5 BED HOME WITH DETACHED ANNEXE
- ENTRANCE HALL & CLOAKROOM
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- LARGE GARDEN WITH ELEVATED VIEWS
- SCOPE FOR FURTHER ENLARGEMENT
- IN ALL, JUST OVER 3,500 SQ,FT
- 3 RECEPTION ROOMS
- 5 BEDROOMS INCL 2 ENSUITES
- SUPERB DETACHED ANNEXE
- PLENTIFUL PARKING

Description

Downs Lane is one of Leatherhead's most sought after roads benefitting from a rural ambience yet is conveniently located just a short walk from the town. Set in an elevated position, there are lovely distant views towards Norbury Park.

In the same ownership for some 17 years, the property has been extended and now boasts 2457 sq.ft. of spacious accommodation which includes an entrance hall and guest cloakroom, a double aspect kitchen/breakfast room with large island unit and gas Aga and separate utility room, a triple aspect family room with wood burning stove as well as two further reception rooms. There are 5 bedrooms; a principal bedroom with ensuite shower room, a guest bedroom/2nd bedroom with ensuite with the remaining 3 bedrooms served by the family bathroom.

The superb and bespoke designed detached annexe is completely self contained with its own electric based heating system and meters. The 1052 sq.ft. of accommodation, much of which enjoys vaulted ceilings, comprises an entrance hall, large cloakroom with space for a washing machine/tumble dryer, a large double aspect kitchen/dining room, a spacious sitting room with fireplace off which is a large double bedroom with ensuite shower room together with walk-in wardrobe. It has its own garden with shed, patio, clothes drying area.

Set behind double gates is ample parking, an electric charging point and space for a potential oak framed car port. There is also the potential, utilising permitted development rights, to extend into the main property's roof space to create additional bedrooms space, if desired.



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

D & Annexe Band D

Council Tax Band

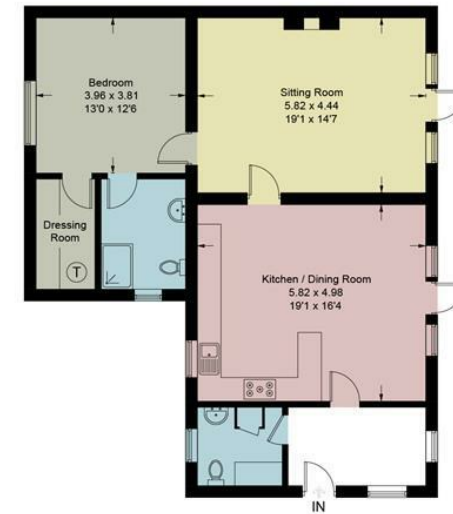
F & Annexe Band A



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Cottage - Ground Floor

Total = 326.0 sq m / 3509 sq ft

Approximate Gross Internal Area = 228.3 sq m / 2457 sq ft, Cottage = 97.7 sq m / 1052 sq ft

This plan is for layout guidance only, measurements are Approximate, not to scale. www.bagshawandhardy.com © 2024

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