



Fairlands Oxshott Road, Leatherhead, KT22 0EN

Offers In Excess Of £1,000,000



- DETACHED FAMILY HOUSE
- 0.35 SOUTH WEST PLOT
- FOUR BATHROOMS
- KITCHEN BREAKFAST ROOM
- LARGE ANNEXE
- 2592 SQ.FT.
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- NO CHAIN

Description

This impressive detached family house is situated in a cul-de-sac of just eight houses whilst enjoying a well maintained 0.35 acres South West facing plot.

Offering just under 2600 sq.ft of flexible accommodation, the ground floor comprises a reception hall with coats cupboard and cloakroom, Sitting Room with log burning stove and part vaulted kitchen breakfast room with sliding doors to rear terrace and return door to garage. The 'annexe' also provides excellent further reception rooms including a 27'8 x 12 Sitting/Ding Room, a fifth bedroom suite and a kitchen/utility room.

Upstairs, the principle bedroom has a modern en suite with 'walk-in' shower, the guest bedroom also has an en suite bathroom, there are two further bedrooms and family bathroom.

Outside, the front and rear gardens are beautifully maintained, to the front is a block pavier driveway with adjoining shaped lawn providing plenty of off street parking and leads to a double garage with electric up and over door. Side access leads to a super rear garden with extensive terrace, large level lawn, path to cabin and a mature woodland.

Tenure	Freehold
EPC	C
Council Tax Band	G

Situation

The property is situated approximately 1.5 miles from Oxshott Village with its convenience shopping, pubs and restaurants whilst nearby Leatherhead (approximately two miles distant) offers a wider range of facilities including Waitrose and Sainsburys.

Leatherhead town also offers a comprehensive range of shopping facilities including a Tesco and Lidl Superstores, Swan Shopping Centre with many high street stores, Leatherhead Theatre, Library in Church Street and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town at Fetcham Grove.

Oxshott and Leatherhead main line railway stations offer fast and frequent services north to London and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the motorway, Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include Dane's Hill in Oxshott, 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.

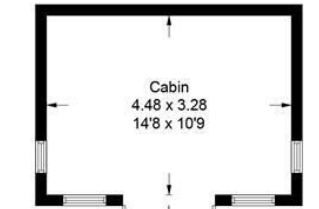
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby are Oxshott Woods, Norbury Park in Fetcham and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including Leatherhead Golf Course (within a 'stones throw' of the property), The RAC Country Club at Epsom, Leatherhead Tyrrells Wood Golf Club and Beaverbrook Luxury Members Club with its golf course set in 400 acres.



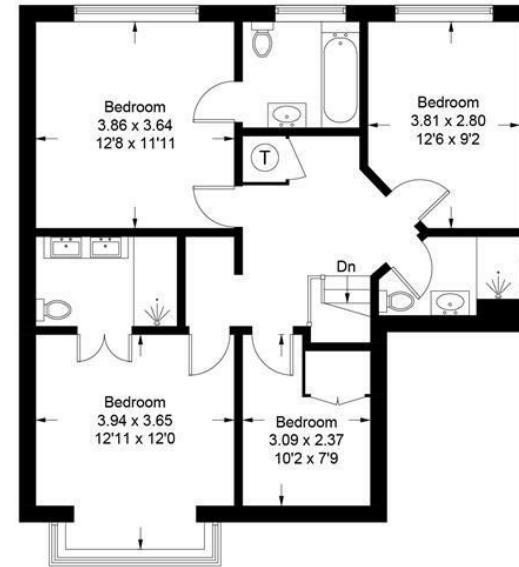
Approximate Gross Internal Area = 201.6 sq m / 2170 sq ft
 Double Garage & Cabin = 39.2 sq m / 422 sq ft
 Total = 240.8 sq m / 2592 sq ft
 (Including Annexe)



Ground Floor



(Not Shown In Actual Location / Orientation)



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. (ID1087162)

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