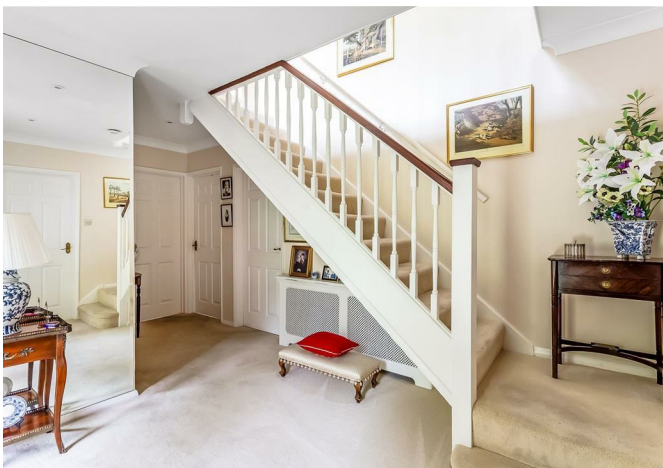




5 Tanners Dean, Leatherhead, Surrey, KT22 8RU

Guide Price £1,195,000



- SPACIOUS DETACHED FAMILY HOME
- SEPARATE SITTING & DINING ROOMS
- KITCHEN/BREAKFAST ROOM
- 4 MORE BEDROOMS & 2ND BATHROOM
- SOUTH WESTERLY REAR GARDEN
- ENTRANCE HALL & CLOAKROOM
- STUDY/SNUG
- PRINCIPAL BEDROOM SUITE
- DOUBLE GARAGE & PLENTIFUL PARKING
- POTENTIAL FOR EXTENSION

Description

This attractive 'Sussex farmhouse style' detached family house, set in an established residential area, enjoys a sunny south westerly rear facing garden.

Offering the potential to extend, its well laid out bright and airy accommodation includes on the ground floor a spacious entrance hall and cloakroom with doors leading off the entrance hall to all the main ground floor rooms; including a large double aspect sitting room with angular front bay and double doors leading through into the dining room which overlooks the rear garden. In addition there is a study/snug which has an outlook to the front of the property whilst the kitchen/breakfast room set to the rear is well appointed with doors out to the rear garden and a personal door through to the laundry room and garage.

On the first floor there is a large landing with two fitted cupboards (one houses the hot water cylinder) with doors off to the 5 bedrooms. The principal bedroom suite includes a separate dressing area and a door through to the full ensuite bathroom. The four remaining bedrooms are served by a family bathroom.

The gardens are well tended; to the front there are lawns and flower beds, ample visitor off road parking and side access around to the south westerly rear garden which is about 90' deep comprising a large sun terrace, lawn beyond and boundary hedging providing for a high degree of privacy. There are two brick stores and a wooden shed set to the side of the house.



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

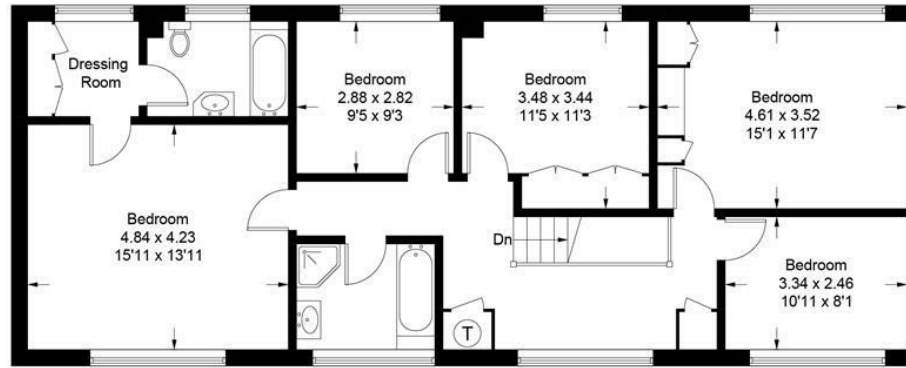
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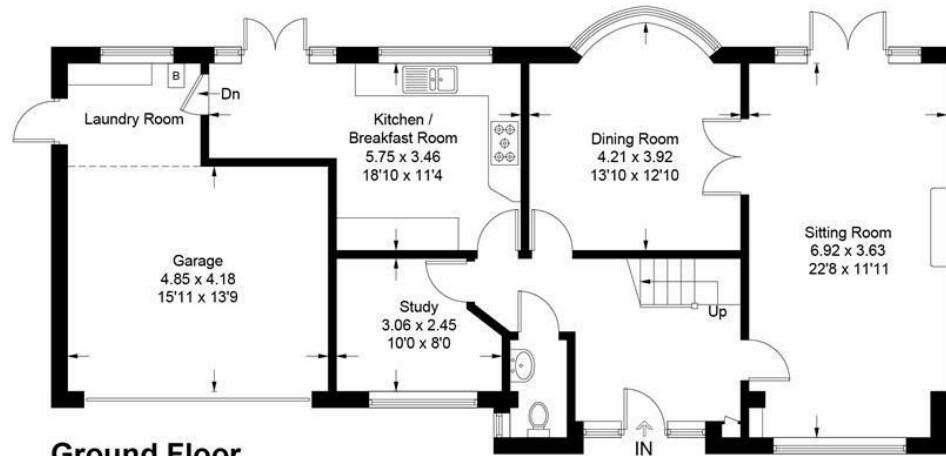
Council Tax Band

G

Approximate Gross Internal Area = 203.9 sq m / 2195 sq ft
(Including Garage)



First Floor



Ground 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. (ID1106619)

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