



Lynfield The Downs, Givons Grove, Leatherhead, Surrey, KT22 8LX

Price Guide £1,395,000



- DETACHED FAMILY HOUSE
- 2768 SQ.FT.INCL.GARAGE
- LARGE UTILITY ROOM + BOOT ROOM
- FOUR RECEPTION ROOMS
- GARAGE + HOME OFFICE
- 0.61 ACRE PLOT
- KITCHEN BREAKFAST ROOM
- FIVE BEDROOMS
- GRAVEL DRIVEWAY
- PRIVATE ESTATE

## Description

Built in 1929, this attractive family house is situated in one of Leatherhead's most sought after locations. Set on a quiet and mature 0.61 acre plot, Lynfield has been remodelled and extended by the current owners in 2001 and recently reroofed in 2022.

Bright and spacious throughout, the accommodation comprises a reception hall with cloakroom, double aspect sitting room with log burning stove, conservatory, dining room with wide bay window and study. The hub of the home is a beautifully appointed kitchen breakfast room with painted cabinets, solid wood work surfaces, integrated appliance and tiled floor with large adjoining utility room and boot room.

Upstairs, the principal bedroom has en suite shower room, there are four further double bedrooms and large family bathroom with separate shower and bath.

Outside, a gravel driveway provides ample off street parking, the adjoining front lawn also providing access to a detached single garage but also the opportunity for a new owner to enlarge/extend the driveway. The rear garden incorporates a large landscaped rear terrace with steps and paths leading to a good sized lawn, Home Office and Tool Shed. There is a large woodland area to the bottom of the garden which is also within the demise of the property.

Givon Grove Estate Charge - £350 pa.

Lynfield house enjoys FTTP broadband (Fibre To The Property)

## Situation

The property is situated on the sought after private Givons Grove Estate and is located approximately a mile south of Leatherhead town centre. Within a short drive is Polesden Lacey, Denbies Wine Estate, Norbury Park and Bocketts Farm.

Leatherhead town centre offers an excellent range of shopping facilities including Waitrose in Church Street, Nuffield Health Centre, Leatherhead Leisure Centre at Fetcham Grove and main line railway station just off Station Road which provides fast and frequent services to London Waterloo & Victoria.

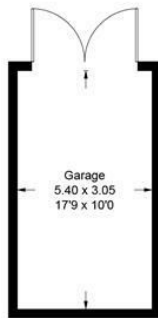
There is private schooling at Downsend & St. John's School in Leatherhead, Boxhill School at Mickleham whilst at Ashted is City of London Freemen's School. There are also excellent primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School.

Gatwick and Heathrow International Airports can be easily accessed via nearby Junction 9 of the M25 and the A3 at Cobham provides fast commuter access to London and the West End.

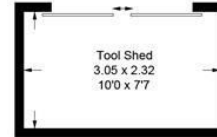
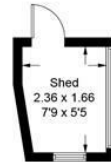
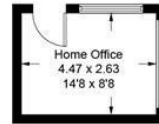
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 217.6 sq m / 2342 sq ft  
 Outbuildings = 39.6 sq m / 426 sq ft  
 Total = 257.2 sq m / 2768 sq ft



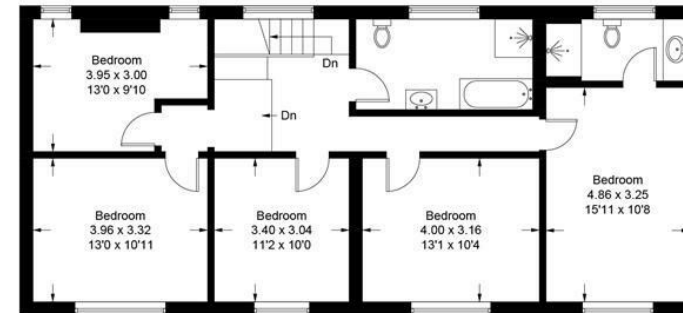
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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. (ID1126517)

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