



Little Orchard, Reigate Road, Leatherhead, Surrey, KT22 8QY

Price Guide £1,250,000



- DETACHED CHARACTER HOME
- DOUBLE ASPECT LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- LOVELY SECLUDED GARDENS
- DOUBLE GARAGE

- ENTRANCE HALL & CLOAKROOM
- FAMILY ROOM
- FOUR BEDROOMS & TWO BATHROOMS
- GAS FIRED HEATING VIA RADIATORS
- SCOPE TO ENLARGE FURTHER

Description

Little Orchard is a charming family home with attractive weatherboard elevations relieved by leaded light windows with many original internal features too including Oak interior doors complemented by solid parquet herringbone floors to the ground floor hall and reception rooms. Rethatched in 2015 and tucked away from Reigate Road, the 0.39 acre plot/grounds are beautifully maintained and enjoy a high degree of privacy with Little Orchard itself approached via a private 200'long gravelled driveway.

It's light and airy accommodation includes a wide porch which opens into a spacious 'L' shaped entrance hall with coats hanging space and downstairs cloakroom. The living room is an impressive 24'10 x 16'10 and features an attractive open fireplace with bifold doors onto an outside Loggia ideal for al-fresco dining. The other reception room which also overlooks the gardens is presently used as a family room. The fitted kitchen/breakfast room incorporates granite worksurfaces with Belfast sink, modern shaker style units and integrated appliances, range oven and space for breakfast table.

From the hall, the stairs lead to the upstairs landing which provides access to a large, partially boarded and naturally lit loft space. There are four double bedrooms, each with built in wardrobes and aspects over the gardens served by two separate bathrooms.

Outside, the driveway provides for ample off street parking and leads to a double garage with twin up and over doors. The garden is bordered by a wealth of mature trees, high hedging as well as attractive brick walls and fencing enclosing a beautiful garden comprising fruit trees, well maintained lawns divided by garden paths. There are several outbuilding including two sheds, brick store and greenhouse.



Situation

Located on the ever popular south side of the town. this property is about 15 minutes walk of the town centre, Waitrose, Parish Church and the Nuffield Health Fitness & Wellbeing Gym.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsden School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

Tenure

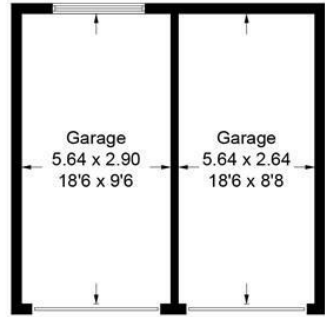
Freehold

EPC

C

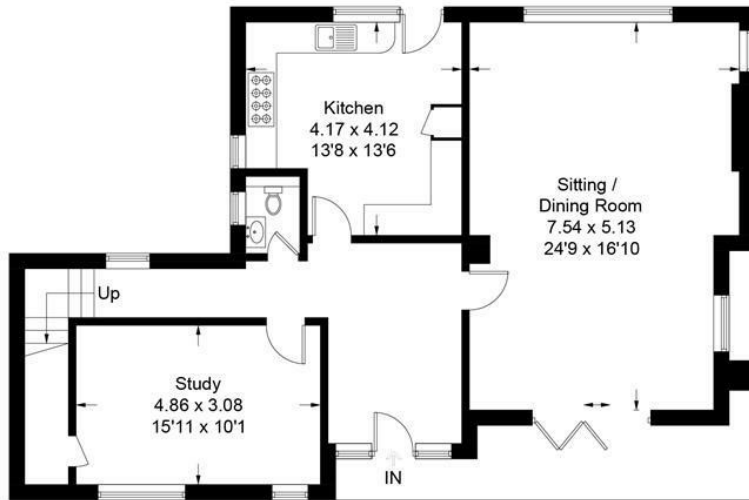
Council Tax Band

G



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 210.3 sq m / 2264 sq ft
 Garages = 32.2 sq m / 347 sq ft
 Total = 242.5 sq m / 2611 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. (ID1128617)

www.bagshawandhardy.com © 2024

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
 Tel: 01372 360078 Email: leatherhead@patrickgardner.com
 www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

