



7 Mayfield, Leatherhead, Surrey, KT22 8RS

Price Guide £1,195,000



- DETACHED FAMILY HOME
- 2817 SQ.FT INCL GARAGE
- 3 SEPARATE RECEPTION ROOMS
- UTILITY ROOM & DOUBLE GARAGE
- 5 BEDROOMS (3-ENSUITES) & FAMILY BATHROOM
- CLOSE TO SCHOOLS & STATION
- RECEPTION HALL & CLOAKROOM
- 30' IN LENGTH KITCHEN/DINING ROOM
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN

Description

This attractive detached family home, built by Laing Homes in 1998, offers spacious accommodation over 2 floors in a landscaped private road setting. Its position is convenient for local amenities being just a 10 minute walk to the town, just over 10 minutes to the railway station and and only minutes' walk to St John's School.

The accommodation is thoughtfully laid out and includes a wide covered front porch opening into a spacious reception hall off which is a cloakroom with useful built in coats cupboard. The 3 separate reception rooms are well proportioned and are complemented by the 30' in length open plan kitchen/breakfast/family room. There is also a separate utility room with a door that intercommunicates with the attached double garage.

On the first floor there is a spacious galleried landing off which is the master bedroom which is some 20'6 in depth and is served by a spacious five piece en-suite bathroom. There are two further double bedrooms both with en-suites and the remaining two bedrooms are served by the family bathroom.

Outside, there is a block paviour driveway with off road parking for c. four cars whilst the landscaped and professionally designed and planted rear garden comprises a spacious patio which stretches across the whole width of the house with lawn beyond, screened boundaries and summer house. There is also a useful additional side area which can be accessed from the utility room.

N.B. Mayfield is a private road owned by the residents. For the year ending 31st December 2024 the estate charge is set at c. £350 to include a sinking fund for drive repairs, estate garden maintenance, insurance and communal lighting etc.

Situation

Located within a sought after private estate, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station.

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 Downsend 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.

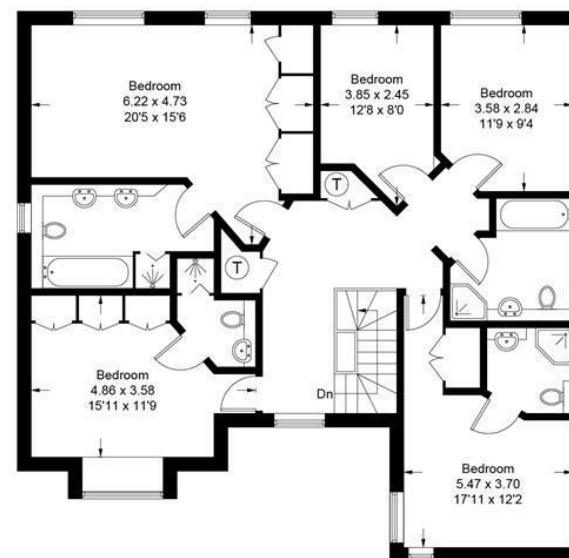
Tenure	Freehold
EPC	D
Council Tax Band	G
Estate Charge	For y/e 31.12.24 c. £350



Approximate Gross Internal Area = 261.7 sq m / 2817 sq ft
(Including Garage)



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. (ID1128588)

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

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