



Fieldview, Linden Gardens, Leatherhead, Surrey, KT22 7HB

Price Guide £1,595,000





- DETACHED EDWARDIAN HOME
- SHORT WALK TO STATION & SCHOOLS
- SPACIOUS KITCHEN/DINING ROOM
- 6 DOUBLE BEDROOMS & 4 BATHROOMS
- DETACHED DOUBLE GARAGE/2ND KITCHEN
- JUST UNDER 4,000 SQ.FT PLUS GARAGING
- 4 LARGE PRINCIPAL RECEPTION ROOMS
- GROUND FLOOR BEDROOM SUITE
- LARGE TERRACE & REAR GARDEN
- PLENTIFUL OFF STREET PARKING



## Description

This Victorian family home, extended and much improved over recent years, offers just under 4,000 sq.ft. of bright and airy living space over 3 floors.

Full of character with a great deal of charm, the front door opens onto a large ground floor hallway with doors through to all the principal reception rooms as well as a ground floor suite which would be ideal for an elderly relative. To the front is a drawing room with inglenook fireplace, whilst to the other side of the hall is a lovely family room which features a wide square bay window. Across the rear of the house with access onto a wide terrace & the rear garden is a magnificent double aspect kitchen/breakfast room with adjoining sitting/dining room which measures 26'5 x 18'5. In addition, there is also a large study/work from home office and spacious utility room.

On the first and second floors are 6 double bedrooms with 4 bathrooms (3 of which are ensuite).

Outside, to the front there is an 'in and out' driveway, a detached double garage with an attached 2nd 'garden' kitchen - ideal to be used in conjunction with 'al fresco' dining. The rear garden is mainly lawned with mature boundary screening. Large summer house with light & power.

N.B. We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for in the sale of this property is a "connected person" as defined by that Act.



## Situation

Located within the very popular St John's School area of Leatherhead, 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 Downsden School whilst at nearby Mickleham is Box Hill School.

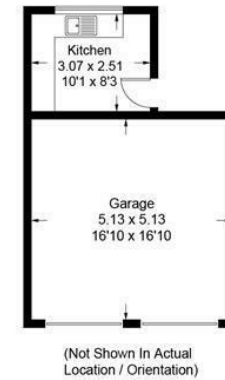
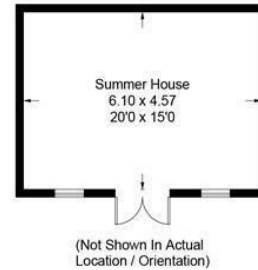
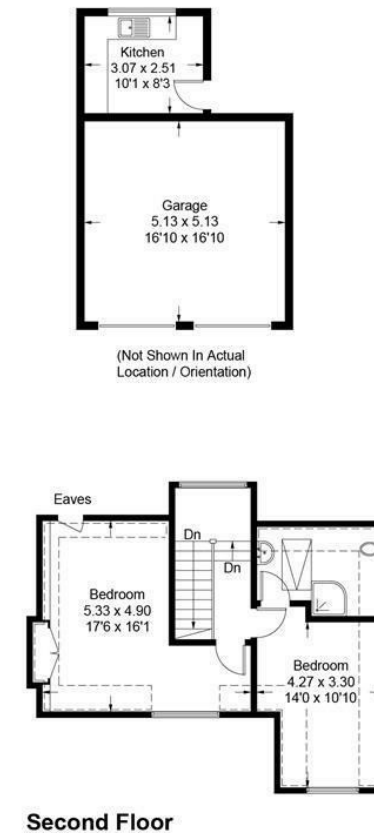
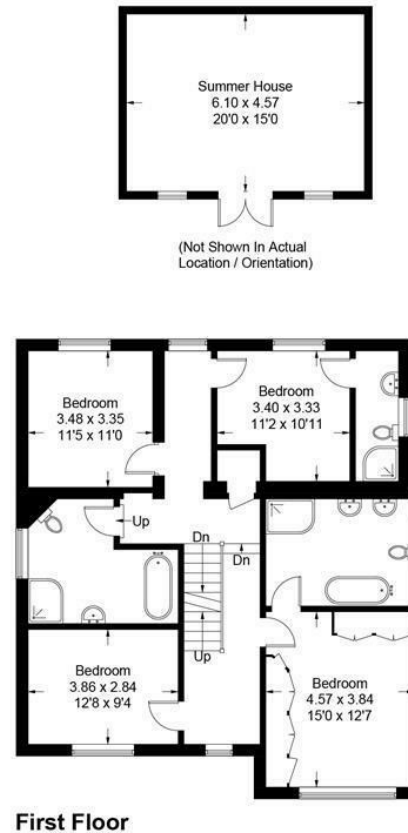
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

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

Approximate Gross Internal Area = 369.0 sq m / 3972 sq ft  
 Outbuildings = 62.5 sq m / 673 sq ft  
 Total = 431.5 sq m / 4645 sq ft  
 (Including Eaves)

 = Reduced headroom below 1.5m / 5'0"



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. (ID1128099)  
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