



York Cottage, 31 Church Road, Leatherhead, Surrey, KT22 8AT

Price Guide £1,395,000



- DETACHED LATE VICTORIAN HOME
- RECEPTION HALL & CELLARAGE
- LARGE DINING ROOM
- BRIGHT FAMILY/MORNING ROOM
- 3 FURTHER BEDROOMS & FAMILY BATHROOM
- NUMEROUS RETAINED PERIOD FEATURES
- LIVING ROOM WITH BAY WINDOW
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- GARDENS & OFF ROAD PARKING

Description

York Cottage, built we believe in 1900 (late Victorian era), and never before offered for sale in the open market, is an attractive detached family home. Set within one of Leatherhead's Conservation Area, it's highly convenient location is just minutes' walk from the town centre, parish church and library.

Throughout the property there are numerous period features including original plate rails, cornicing, skirtings, stain glazed windows and fireplaces which complement the wish for modern living which includes and ensuite bathroom to the principal bedroom, a large kitchen/breakfast room and a gas fired heating with some double glazing.

On the ground floor there is a large entrance hall which features a wide bay window and easy rising staircase leading to a large first floor landing. A door and stairs from the inner hall leads down to the cellar which has a good head height. Positioned overlooking the front is the double aspect sitting room with inglenook fireplace and wide bay window, whilst the dinning room with original fireplace opens out into a Conservatory/Family Room space which overlooks the rear garden. The kitchen/breakfast room is 22'8 in length with a guest cloakroom off. The unimproved cellar, reached by a staircase has a good head height and is useful storage space.

Upstairs, there is a large landing which doubles up as a study space and there is a lovely front aspect towards the parish church. There are 4 double bedrooms; the principal bedroom has an ensuite dressing room and bathroom whilst the remaining 3 bedrooms are served by the family bathroom.

Outside, to the front gated access gives way to ample off road parking. The rear garden is about 50' deep and is mainly lawned with a good level of boundary screening which provides for a high degree of privacy. Included with the sale is a recently serviced hot tub.



Situation

Located on the very popular south side of Leatherhead within one of it's conservation areas and amongst other period homes, this property is just a short walk of the town centre, Parish Church, Nuffield Health Fitness & Wellbeing Gym, Library and other amenities.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead 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 gives access to the national motorway network together with Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away. There are numerous golf course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.

Tenure

Freehold

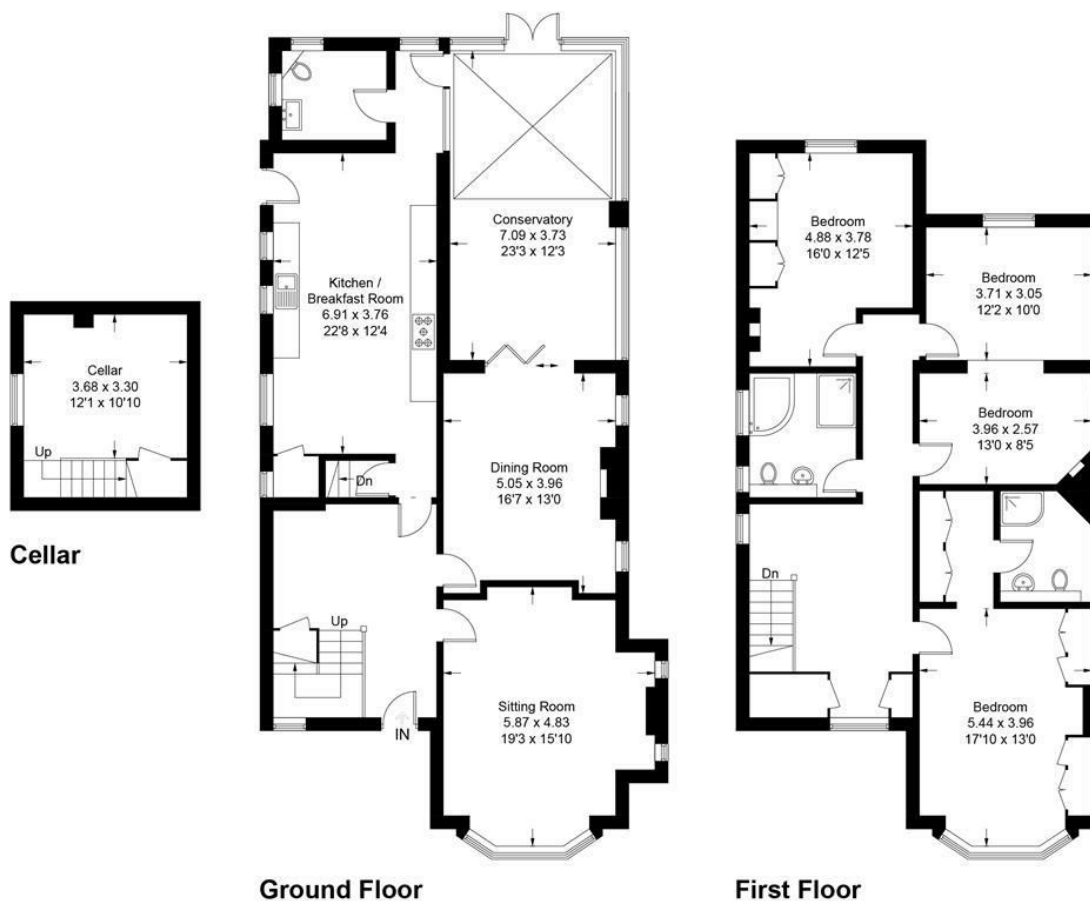
EPC

D

Council Tax Band

G

Approximate Gross Internal Area = 238.3 sq m / 2565 sq ft
 Cellar = 15.7 sq m / 169 sq ft
 Total = 254.0 sq m / 2734 sq ft



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. (ID1123893)
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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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