



3 Downside Court, Downs Lane, Leatherhead, Surrey, KT22 8JW

Price Guide £750,000





- SPLENDID PERIOD HOME (1327 SQ.FT.)
- FIRST FLOOR BATHROOM
- SITTING ROOM & DINING ROOM
- STUNNING GARDENS WITH SUMMER HOUSE
- WALKING DISTANCE TO TOWN
- THREE GOOD SIZED BEDROOMS
- RECEPTION HALL & CLOAKROOM
- KITCHEN
- GARAGE AND PARKING
- LOVELY COUNTRYSIDE VIEWS



## Description

This delightful three bedroom period home enjoys a courtyard setting on one of Leatherhead's most sought after roads to the south side of the town enjoying elevated views towards the Mole Valley and Norbury Park.

The property is light and spacious, has high ceilings and many period features. Many of the rooms have lovely outlooks or distant countryside views. The accommodation comprises a large reception hall with cloakroom, superb double aspect sitting/dining room with open brick fireplace and return door to a fitted kitchen with door outside to the rear garden.

Upstairs, the principal bedroom is double aspect with fitted wardrobes being complemented by another double bedroom, a large single bedroom and family bathroom.

Outside, the front courtyard is shared and maintained by the residents. Last year the cost of the mowing of the front grass was £107.50 for each resident. (this is paid on an ad hoc basis). To the rear of the property is a driveway leading to a private single garage with parking in front,

The gardens of the property are a particular feature; there is a small formal garden with flint retaining walls, patio and lawn with path leading to an impressive larger garden which enjoys lovely views and features a well maintained lawn, mature trees, summer house, garden shed and is well screened with new fencing providing a high degree of privacy.

N.B. There are rights of way across the rear of no.3 in favour of the neighbours of no.4 and no.5 for maintenance works only.

## Situation

Located on the very popular south side of Leatherhead, the property is located within walking distance of the town shopping centre, Parish Church, Library and Nuffield Health Gym.

In Church Street there a Waitrose and the Theatre, the high street itself offers a wide variety of independent shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

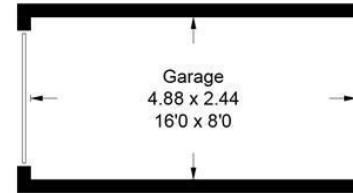
Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

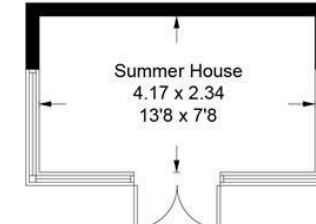
Tenure	Freehold
EPC	E
Council Tax Band	F



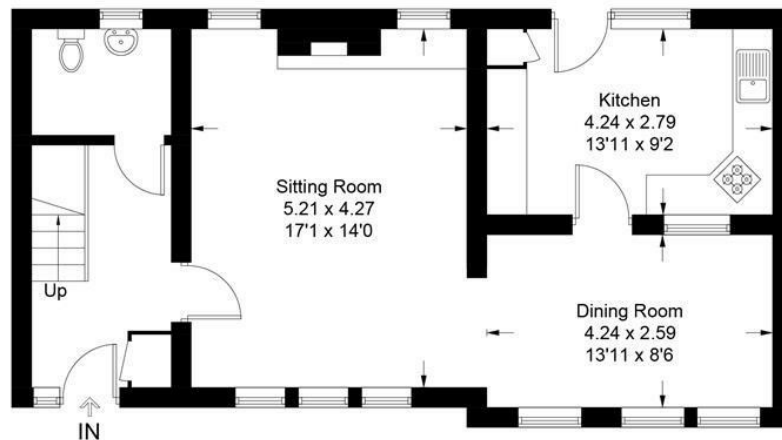
Approximate Gross Internal Area = 123.3 sq m / 1327 sq ft  
 Outbuilding = 21.7 sq m / 233 sq ft  
 Total = 145.0 sq m / 1560 sq ft



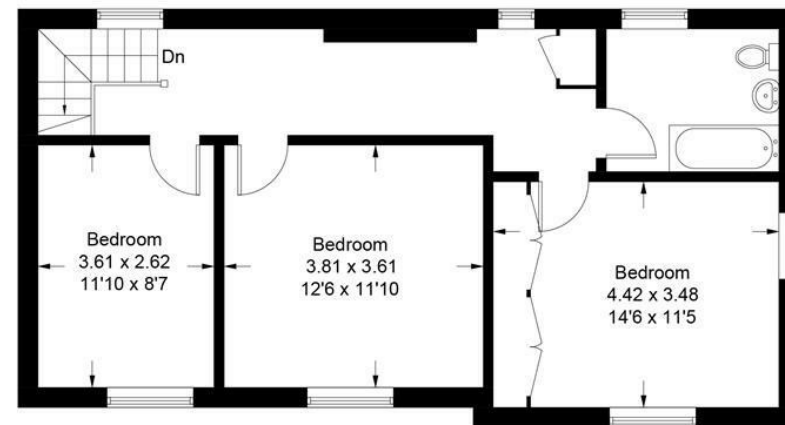
(Not Shown In Actual  
Location / Orientation)



(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. (ID1177554)  
[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://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.

