



La Barranca The Drive, Tyrrells Wood, Leatherhead, Surrey, KT22  
8QH

Price Guide £2,500,000





- DETACHED HOUSE ON SOUGHT AFTER TYRRELLS WOOD ESTATE
- LANDSCAPED GROUNDS - ABOUT 2.15 ACRES
- SEPARATE SITTING ROOM & DINING ROOM
- KITCHEN/BREAKFAST/FAMILY ROOM
- 6 BEDROOMS & 4 BATHROOMS
- 7,247 SQ.FT INCLUDING OUTBUILDINGS
- ENTRANCE HALL & CLOAKROOM INCLUDING POOL
- SUPERB GARDEN ROOM & GAMES ROOM
- LARGE OFFICE/STUDY
- GARAGING FOR 4 CARS




Description

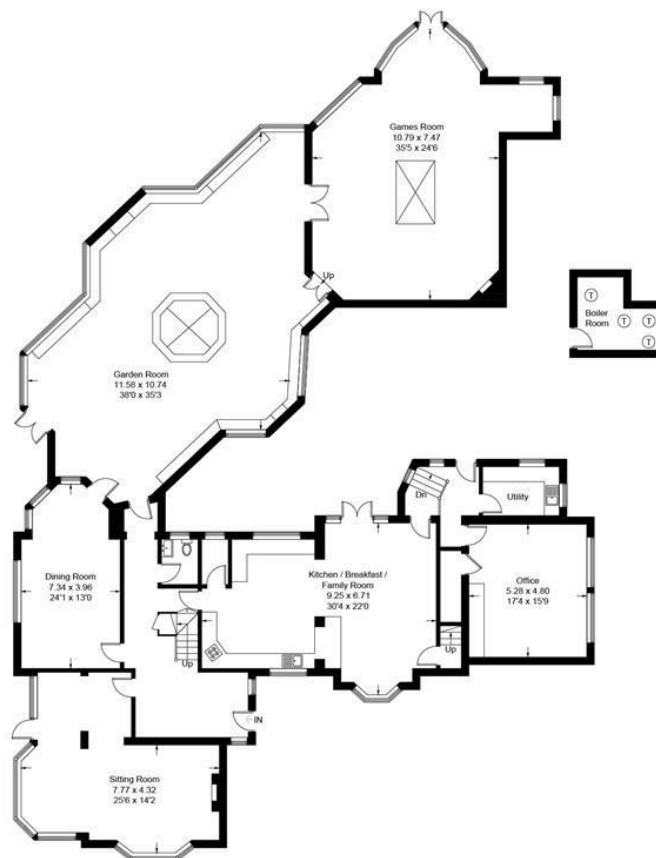
Situation

Tenure	Freehold
EPC	E
Council Tax Band	H
Lease	Add text here
Service Charge	Add text here
Ground Rent	Add text here

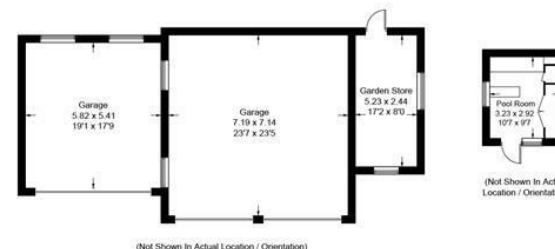


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 568 sq m / 6114 sq ft  
(Including Boiler Room)  
Garages / Outbuildings = 105.3 sq m / 1133 sq ft  
Total = 673.3 sq m / 7247 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. (ID 1129136)  
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