



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

£2,500,000 Freehold

- Detached Family Home on private estate
- 7,247 sq.ft. including outbuildings
- Landscaped grounds c.2.15 acres
- Adjoins Green Belt fields
- Reception Hall & Cloakroom
- Open Plan Kitchen/Breakfast/Family Room
- Utility
- Double Aspect Drawing Room
- Dining Room
- 38' in length Garden Room
- Games Room with vaulted & beamed ceiling
- Office/Study
- Principal Bedroom Suite
- 5 further Bedrooms & 3 further bathrooms
- Outdoor heated & filtered swimming pool
- Detached garage block for 4
- Scope to enlarge
- Mains Gas and Mains Drainage

La Barranca is set on a secluded mature plot which enjoys a high degree of privacy on the sought after Tyrrells Wood private estate. In the same family ownership since 1987, the property has been much loved and cared for by the present owner.

Approached via electric remote controlled gates an extensive gravelled driveway leads to the house and 4 car garages. There is plentiful visitor parking.

The grounds extend to about 2.15 acres and comprise large sun terraces, sweeping lawns, a wild garden planted with Spring bulbs, mature shrubs & trees together with formal bed and borders.

The extensive accommodation is laid out over two floors with spacious rooms to both the ground and first floors. The majority of the rooms, to both the ground and first floors, enjoy a double aspect with lovely views over the grounds.

On the ground floor, an impressive original oak front door which opens up into a large reception hall from where there are doors to all the principal rooms. The L-shaped sitting room features two angular bay windows and an open fireplace. The formal dining room is 24' in length and opens into the most amazing garden room which features an indoor central pond with pillared canopy being ideal for those who are looking for a perfect informal or formal entertaining space. Believed to be older than the existing house (perhaps an old hunting lodge) and adjoining the garden room is a games room which is filled with character including a vaulted ceiling with exposed beams and corner fireplace. The kitchen/breakfast/family room is bright and airy with extensive base cupboards, eye level units and matching worktops, walk-in larder, integrated appliances with double doors out onto an inner courtyard. A door leads from the family area to the utility room, office/study and secondary staircase upstairs.

On the first floor the principal bedroom suite includes extensive wardrobes, an ensuite bathroom and French doors out onto a balcony. There are 5 further bedrooms, 3 bathrooms and the potential to create more ensuites



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The extensive grounds adjoin Green Belt grazing land, include a heated & filtered outdoor swimming pool with pool house/changing room & ample space for a tennis court to be created if needed.

Tyrrells Wood is a private estate & the current estate charge is £955 p.a.

Council Tax Band H and EPC Rating E.





Tyrrells Wood is a private estate situated on the edge of Leatherhead within striking distance of Headley village and its National Trust owned heath. Originally owned by the Cunliffe family, their original property which still exists is now Tyrrells Wood Golf Club.

Leatherhead town itself offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre.

The main line railway station provides commuter services north to London termini whilst from Leatherhead south the line divides with services to Dorking and Guildford.

Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

There is excellent selection of schools in the vicinity; both state and private including St John's School and Downsland School in Leatherhead, Box Hill School in Mickleham and City of London Freeman's School in Ashted.

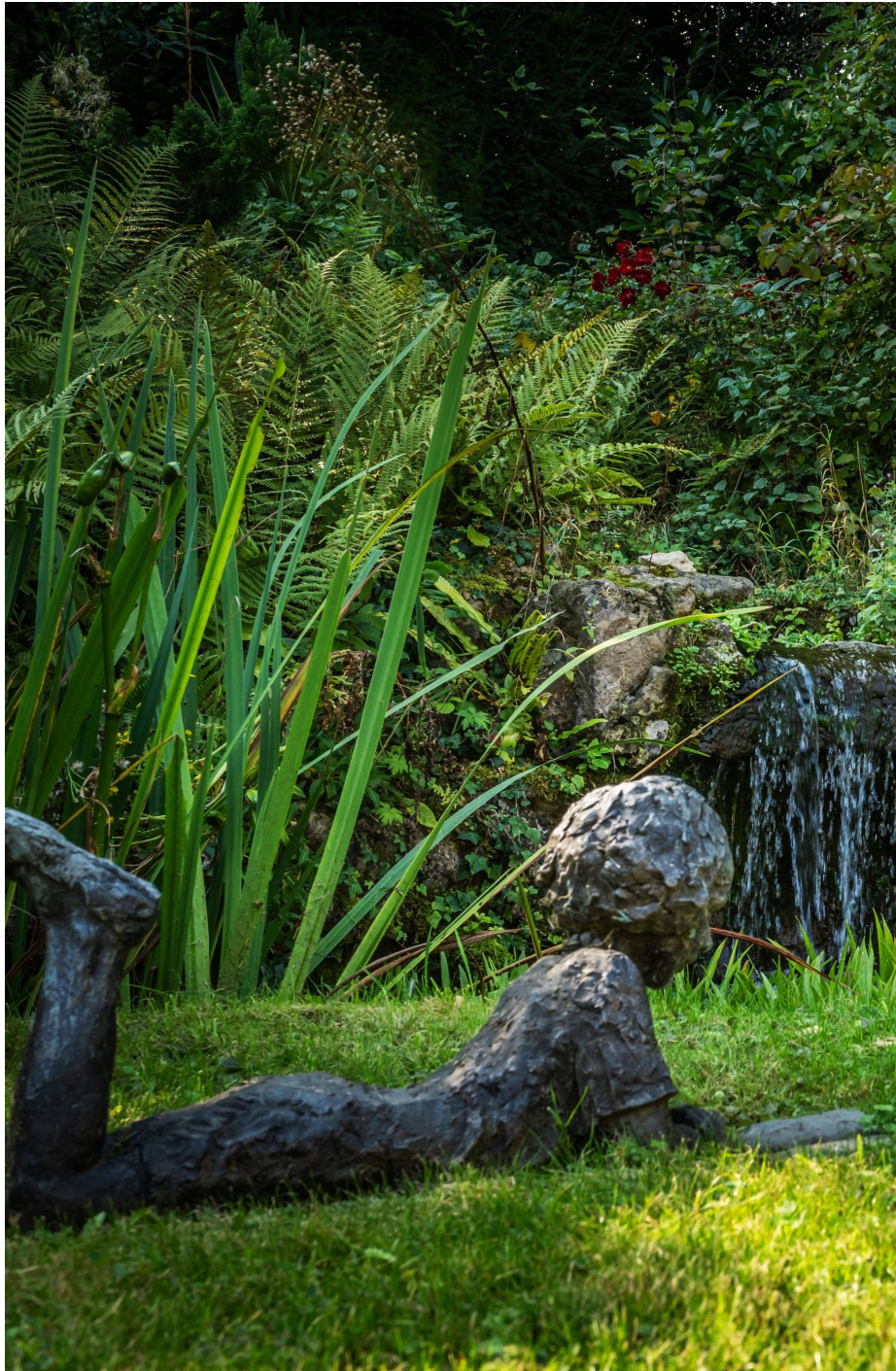
Leatherhead is fortunate to be surrounded by thousands of acres of open countryside, much of which is Green Belt. Within the area, there are numerous National Trust owned properties including Polesdon Lacey in Bookham.

For those who have an interest in outdoor pursuits, there are numerous quality golf courses in the vicinity including Tyrrells Wood itself, the Championship courses at Walton Heath and the RAC in Epsom. Nearby to Tyrrells Wood is Beaverbrook, a private members golf course which together with its associated country club offers a variety of restaurants and spa facilities.

Directions By car, from our Leatherhead office, leave via Church Street into The Crescent turning right at the traffic lights into Epsom Road. At the Knoll Roundabout turn right onto the A24 and then take the first left onto Headley Road. Tyrrells Wood is the next turning on the right. Continue into The Drive and where the road forks bear left and La Barranca will be found just along on the left hand side.

Viewing strictly by appointment only



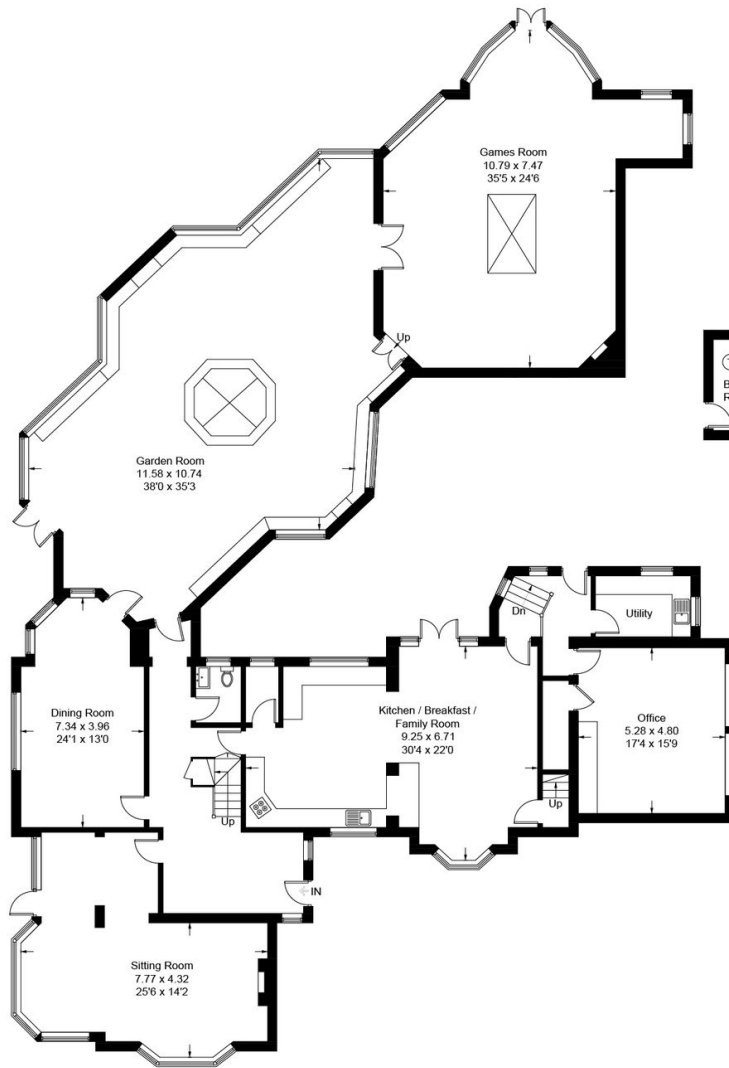




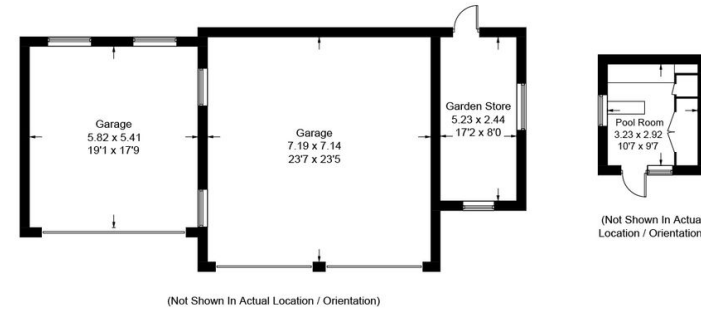


Approximate Gross Internal Area = 568 sq m / 6114 sq ft
(Including Boiler Room)
Garages / Outbuildings = 105.3 sq m / 1133 sq ft
Total = 673.3 sq m / 7247 sq ft

 = Reduced headroom below 1.5m / 5'0



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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