



Yarm Court Lodge Reigate Road, Leatherhead, Surrey, KT22 8RB

Price Guide £875,000



- DETACHED VICTORIAN LODGE HOUSE
- SOUTH SIDE OF LEATHERHEAD
- CLOAKROOM/SHOWER ROOM
- OPEN PLAN KITCHEN TO DINING ROOM
- 1ST FLOOR BATHROOM
- LOVELY ORDER
- ENTRANCE HALL
- 25'10 SITTING/DINING ROOM
- TWO DOUBLE BEDROOMS
- APPROX 90' DEEP REAR GARDEN

Description

This attractive late Victorian detached lodge is situated on a bold corner plot of Reigate Road and Fir Tree Road and benefits from a south easterly rear facing garden which is about 95' deep.

This property has enormous character having been sympathetically updated by the present owner.

On the ground floor there is an enclosed porch which opens out into a spacious entrance hall, currently used as a home office, off of which is an attractive staircase leading to the first floor. There are two separate reception rooms and good sized kitchen which has been modernised with an outlook to the front being open plan to the dining room which overlooks the rear garden.

* There is an opportunity for part of the living room to create a third bedroom utilising the shower room off the hall.

On the first floor there are two double bedrooms and first floor bathroom.

Externally, there is off road parking and space for a garage. To the rear is a lovely garden incorporating paved terrace with steps to a good sized lawn screened with mature hedging. There is a useful home office with adjoining store

There is space for enlargement (STPP) and the opportunity for value enhancement.

Situation

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

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 Downsden School whilst at nearby Mickleham is Box Hill School.

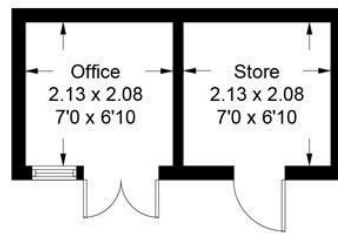
Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

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.

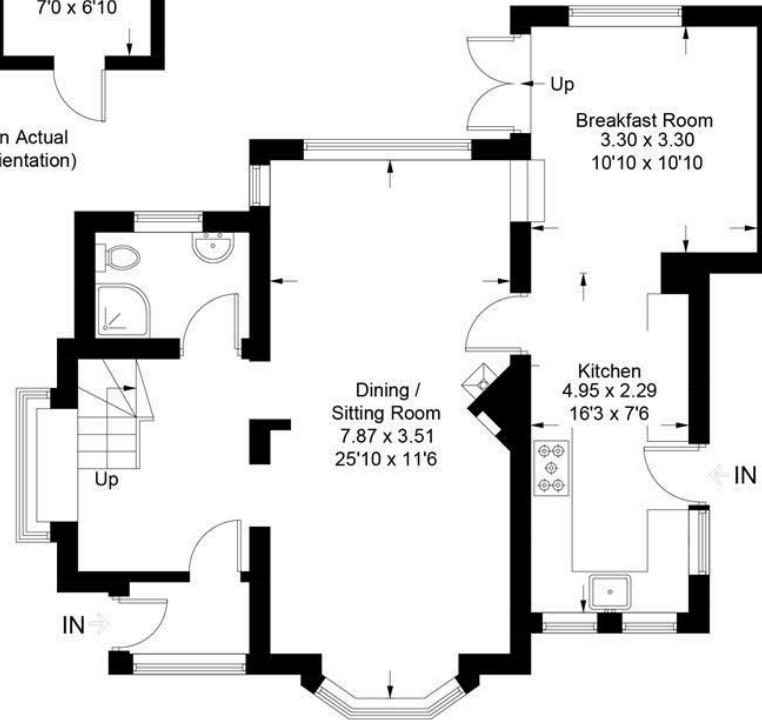
Tenure	Freehold
EPC	E
Council Tax Band	F



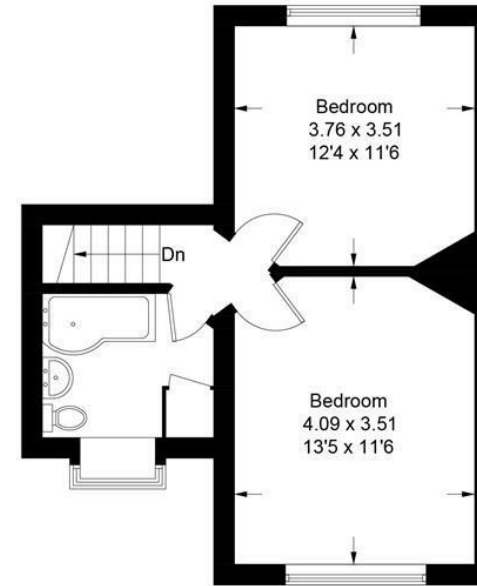
Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft
 Office / Store = 9.0 sq m / 97 sq ft
 Total = 114.4 sq m / 1213 sq ft



(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. (ID1184751)

www.bagshawandhardy.com © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
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.

