



10 Heymede, Leatherhead, Surrey, KT22 8PG

Price Guide £1,195,000



- EXTENDED DETACHED FAMILY HOUSE
- TWO SEPARATE RECEPTION ROOMS
- THREE BATHROOMS
- HOME OFFICE / CABIN
- 2435 SQ.FT.INC.GGE & CABIN

- SUPERB KITCHEN/DINING ROOM
- FIVE BEDROOMS
- LARGE LANDSCAPED GARDEN
- DOUBLE GARAGE
- SOLAR PANELS *

Description

This stylish detached family home has been thoughtfully extended and remodelled within the current ownership to create 2435 sq.ft. (incl.gge and cabin) of spacious and modern family accommodation whilst situated in a sort after cul-de-sac in South Leatherhead.

The accommodation includes a reception hall with cloakroom & separate utility room, bi-folding doors leads to an impressive triple aspect kitchen/dining room with views over the garden. This superb kitchen extension features a large central island with breakfast bar, granite worksurfaces, space for dining table and TV area with return bi-folding doors to the sitting room with log burning stove and play room.

Upstairs, the principal and guest bedrooms both have fitted wardrobes and en suite shower rooms, there are three further bedrooms and family bathroom.

Outside, the driveway provides off street parking for three cars and leads to a detached double garage. Gated side access leads to a beautiful rear garden which has been landscaped to include a Southerly facing rear terrace with neat retaining walls which span the width of the property. There are steps to a well maintained lawn and path to an impressive garden cabin making a perfect home office/games room. The garden enjoys a Southerly aspect with a wealth of mature trees, flower beds and hedging. Garden shed.

* The property has a modern solar-plus-storage system providing electricity for the house.

Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre and station, Parish Church, Nuffield Health Fitness & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee 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.

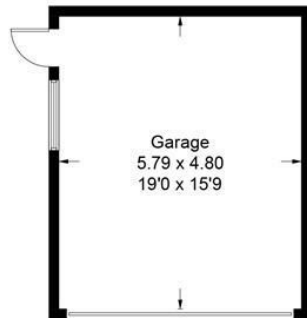
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.

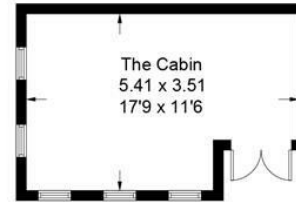
Tenure	Freehold
EPC	B
Council Tax Band	G



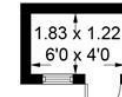
Approximate Gross Internal Area = 174.3 sq m / 1876 sq ft
 Garage & Outbuildings = 51.9 sq m / 559 sq ft
 Total = 226.2 sq m / 2435 sq ft



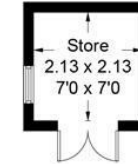
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Outbuilding



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. (ID1188073)

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