



**Fir Tree Lodge, Fir Tree Road, Leatherhead, Surrey KT22 8RF**

**£1,850,000 Freehold**



- SUPERB DETACHED FAMILY HOUSE
- FIVE DOUBLE BEDROOMS
- FOUR LUXURY BATHROOMS
- THREE RECEPTION ROOMS
- UNDERFLOOR HEATING TO GROUND FLOOR
- HANDMADE BESPOKE KITCHEN
- 23' x 20'11 KITCHEN / DINING / LIVING SPACE
- 23'1 x 15'5 SITTING ROOM
- HIGH SPECIFICATION & EXCEPTIONAL FINISHES
- DOUBLE GARAGE AND GATED DRIVEWAY
- EXCELLENT LOCATION
- REMODELLED & AVAILABLE NOW - NO CHAIN

### STUNNING 5 BEDROOM FAMILY HOME WITH EXCELLENT HIGH-END FEATURES

**Fir Tree Lodge is a fully remodelled and stylishly renovated family home. With exceptional attention to detail, the owners have created a beautiful home with welcoming kerb appeal and spacious living**

This attractive detached family house with tile and render elevations is situated in a highly regarded residential location to the south side of Leatherhead. Set on a mature corner plot, Fir Tree Lodge has been superbly remodelled and extended to create 3358 sq.ft. of modern, stylish family accommodation.

Perfectly suited for family life, the property offers flexible accommodation. The hub of the home includes a huge kitchen / dining / living space with a handmade bespoke kitchen, stunning granite worktops and high end integrated appliances, with a large island unit being the focal point. This spacious area allows the outside to be enjoyed within via the large sliding doors that open onto the terrace and beautifully landscaped garden. Ideal for family living, the ground floor also conveniently has a cloakroom and utility room. There is a separate, large sitting room and a cosy family room, complete with original working fireplace.

Upstairs comprises five generously-sized bedrooms. There is a well-designed principal bedroom suite which includes a private dressing room with floor to ceiling, handmade open wardrobes and sliding drawers. This opens onto a spacious en-suite shower room with luxury fittings. Bedroom two benefits from handmade floor to ceiling fitted wardrobes with sliding drawers, as well as a shower room en-suite. Bedroom three is a huge, double-aspect, vaulted guest suite with it's own en-suite shower room. Finally, bedrooms four and five share a large family bathroom which features a stylish free-standing bath, as well as separate shower.

Ideal for outside entertaining, the property has a superbly laid rear terrace with steps down to the garden. The front and rear gardens have been beautifully

landscaped to include newly laid lawns and paths, a resin-finished driveway with electric sliding gate and large double garage. The house is set in an established, tree-lined road in an excellent location. It is close to local shops, Leatherhead train station, motorway network, surrounding countryside and top rated schools.



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### Situation

There is an excellent selection of local shops, schools and leisure amenities. The nearby towns of Leatherhead, Epsom & Guildford provide a wider selection of high-street names and department stores.

Communication links are excellent with its proximity to the A3, the M25 (J9), and London's Heathrow and Gatwick airports. Leatherhead railway station is close by, providing regular services to both London Waterloo and London Victoria.

There are a number of excellent private schools in the area, including Danes Hill, St. John's, Box Hill, Downsends, Epsom College and City of London Freemans.

The Beaverbrook estate is located very close by, with its stunning country house set within its own 470-acre estate, and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa and 18-hole golf course.

Between Ashted and Epsom is the Royal Automobile Club at Woodcote Park, set in 350 acres of beautiful Downs countryside. The RAC features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation.

Local family activities include Bocketts Farm, Chessington World of Adventures and Hobbledown Farm. The area also boasts extensive walking routes, including National Trust - Headley Heath and Box Hill, both within an area of outstanding natural beauty, along with a number of pretty local villages in the Surrey Hills.

**Viewing strictly by appointment only**

**EPC Rating C (76)**

Council Tax Band - tbc

The furnishings in the photos are virtual











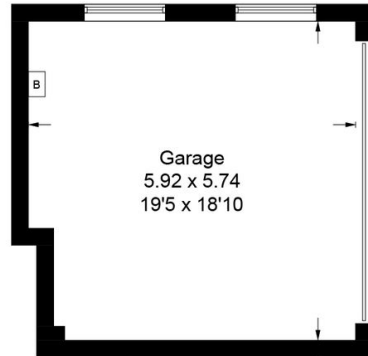




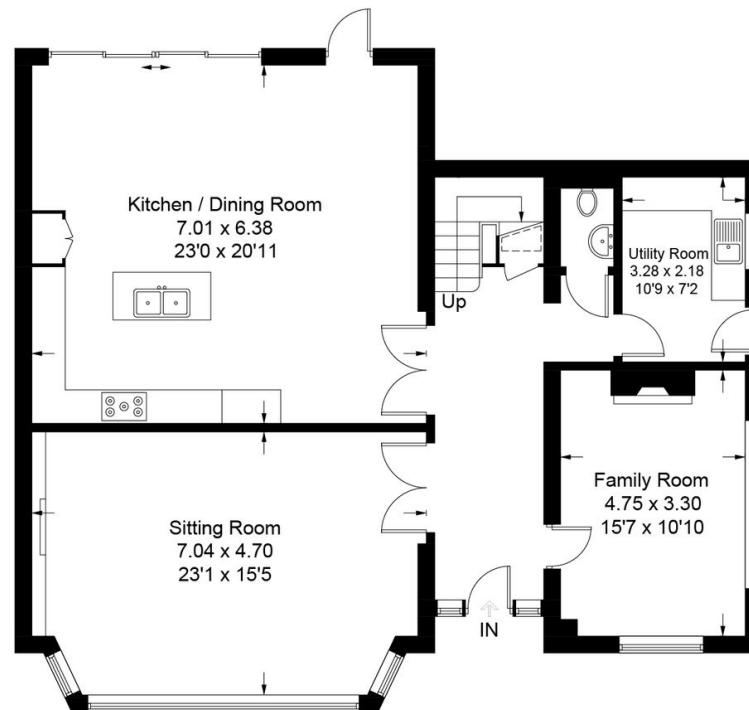
Approximate Gross Internal Area = 312.0 sq m / 3358 sq ft  
(Including Garage)



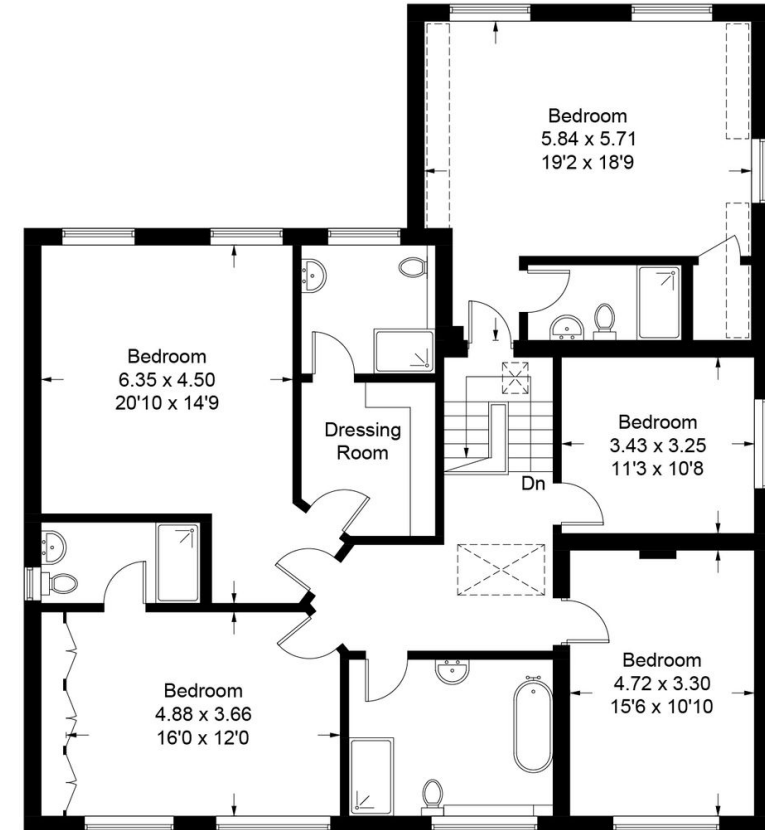
 = Reduced headroom below 1.5m / 5'0



**Lower Ground Floor**



**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. (ID1190337)

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