



Hardwick Cottage St. Nicholas Hill, Leatherhead, Surrey, KT22 8NE

Price Guide £2,250,000





- SUPERB 1920's DETACHED HOME
- FIVE DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- RECEPTION HALL & CLOAKROOM
- DOUBLE GARAGE & PARKING
- SPLENDID KITCHEN/BREAKFAST ROOM
- FOUR LUXURY BATHROOMS
- 4083 SQ.FT.
- LOVELY REAR GARDENS
- CLOSE TO TOWN & STATION



## Description

This beautifully appointed 1920's detached family house is situated in one of Leatherhead's most sought after locations. Set on a quiet and mature 0.33 acre plot, Hardwick Cottage has been superbly remodelled, extended and refurbished throughout to create over 4083 sq.ft of modern, stylish family accommodation.

The ground floor accommodation comprises a spacious reception hall with cloakroom. There are four reception rooms including a double aspect sitting room with fireplace, office with bay window, gym and 22'9 x 20'5 family room with return double doors to a splendid part vaulted kitchen / dining / living room featuring a large central island with breakfast bar, Quartz work surfaces, 2 x dishwashers, hot water tap, aluminum bi-folding doors to the rear terrace, and separate utility & larder rooms. (Ground underfloor heating excl. Sitting room and Office)

Upstairs, a delightful 20'11 x 13'10 principal bedroom suite with half paneled walls features a dressing area with hand built wardrobes and pocket doors leading to an impressive en suite featuring a steam shower room, freestanding bath and vanity basin with Quartz top . There are four further double bedrooms each with fitted wardrobes, two with ensuite shower rooms and family bathroom. (There is underfloor heating and Crosswater fittings to each bathroom)

Outside, a gravel driveway with granite brick edging provides ample off street parking and leads to a double garage with electric door and useful integral door to the utility room. Gated side access leads to a wonderful 100' x 70' rear garden featuring a extensive terrace, well maintained lawn, shaped flower beds and garden summerhouse bordered with mature trees and hedging providing a high degree of privacy.

St Nicholas Hill is a Private Road - Residence maintenance is £200.00 pa



## Situation

Located on the very popular south side of Leatherhead, Hardwick Cottage is located within a short walk 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, Therfield, St Andrews and Downsends 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.

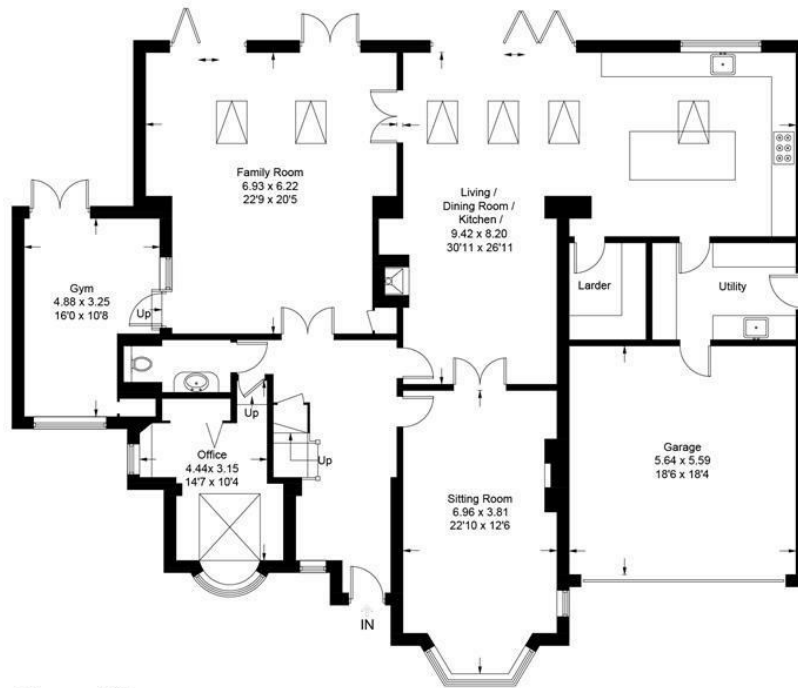
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Tenure	Freehold
EPC	C
Council Tax Band	G

Approximate Gross Internal Area = 379.3 sq m / 4083 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. (ID1198026)  
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