



4 Givons House, Garden Close, Givons Grove, Leatherhead, KT22 8LU

Price Guide £550,000





- BRAND NEW BUNGALOW
- 2 PARKING SPACES
- ENTRANCE HALL & BUILT IN DOUBLE CUPBOARD
- TWO BEDROOMS + SPACIOUS BATHROOM
- 10 YEAR WARRANTY
- SOUGHT AFTER PRIVATE ESTATE
- UNDERFLOOR HEATING THROUGHOUT
- LIVING ROOM/KITCHEN WITH BI-FOLD DOORS
- FRONT & REAR GARDENS
- READY TO MOVE INTO NOW



## Description

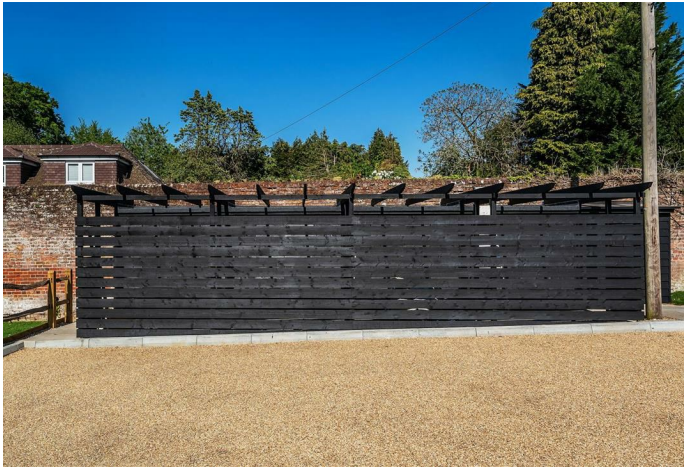
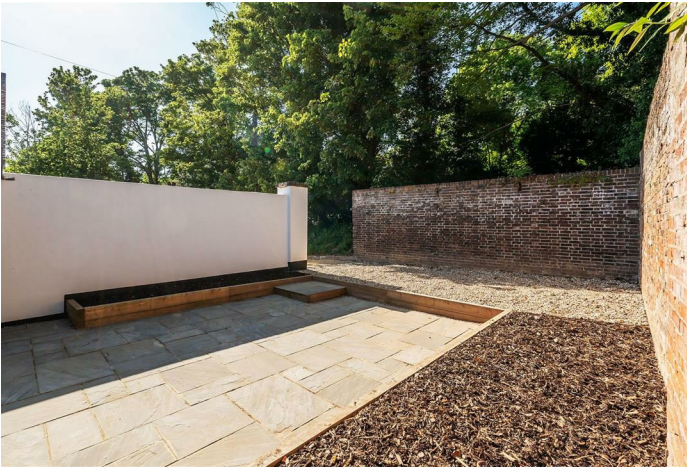
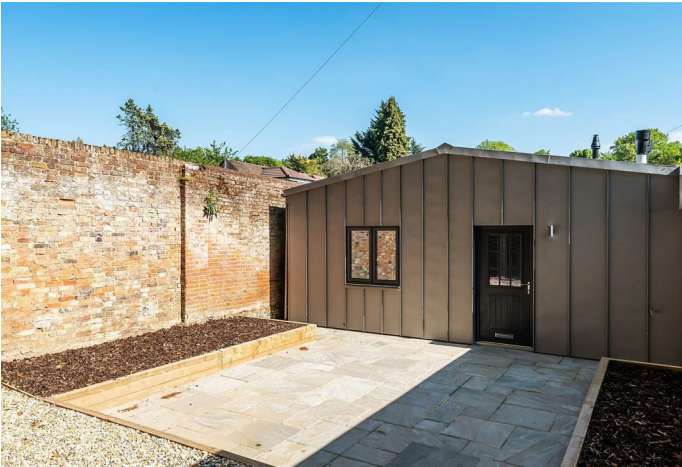
Located on this sought after private estate, this brand new bungalow is just one of 4 new homes, has been completed to a high standard by Gearing Developments. It is now ready for immediate occupation.

Features includes a 10 year Warranty from AHCI, two parking spaces (one with dedicated electric charging point), secure cycle store and covered bin space. There are also two visitor spaces to be shared with neighbours. Throughout there are oak veneered internal doors, double glazing and gas fired water underfloor heating throughout.

To the front is a brick wall enclosed courtyard style front garden, whilst internally off the entrance hall, there is a spacious bathroom and two double bedrooms.

Set at the rear is a large open living room/kitchen with vaulted ceiling incorporating semi-concealed mood lighting and bi-fold doors which open out onto a private garden comprising a patio with lawn beyond enclosed with ranch style fencing. The kitchen area is beautifully appointed with an array of integrated appliances with composite quartz worktops.

Each owner will have a 1/4 share in Givons House Freehold Ltd who will be responsible for the common parts. A draft service budget has been completed by Patrick Gardner Management Co Ltd which will cover gardening, insurance, TPO reserve fund etc.



## Situation

The property is situated on the sought after private Givons Grove Estate and is located approximately a mile south of Leatherhead town centre. Within a short drive is Polesden Lacey, Denbies Wine Estate, Norbury Park and Bocketts Farm.

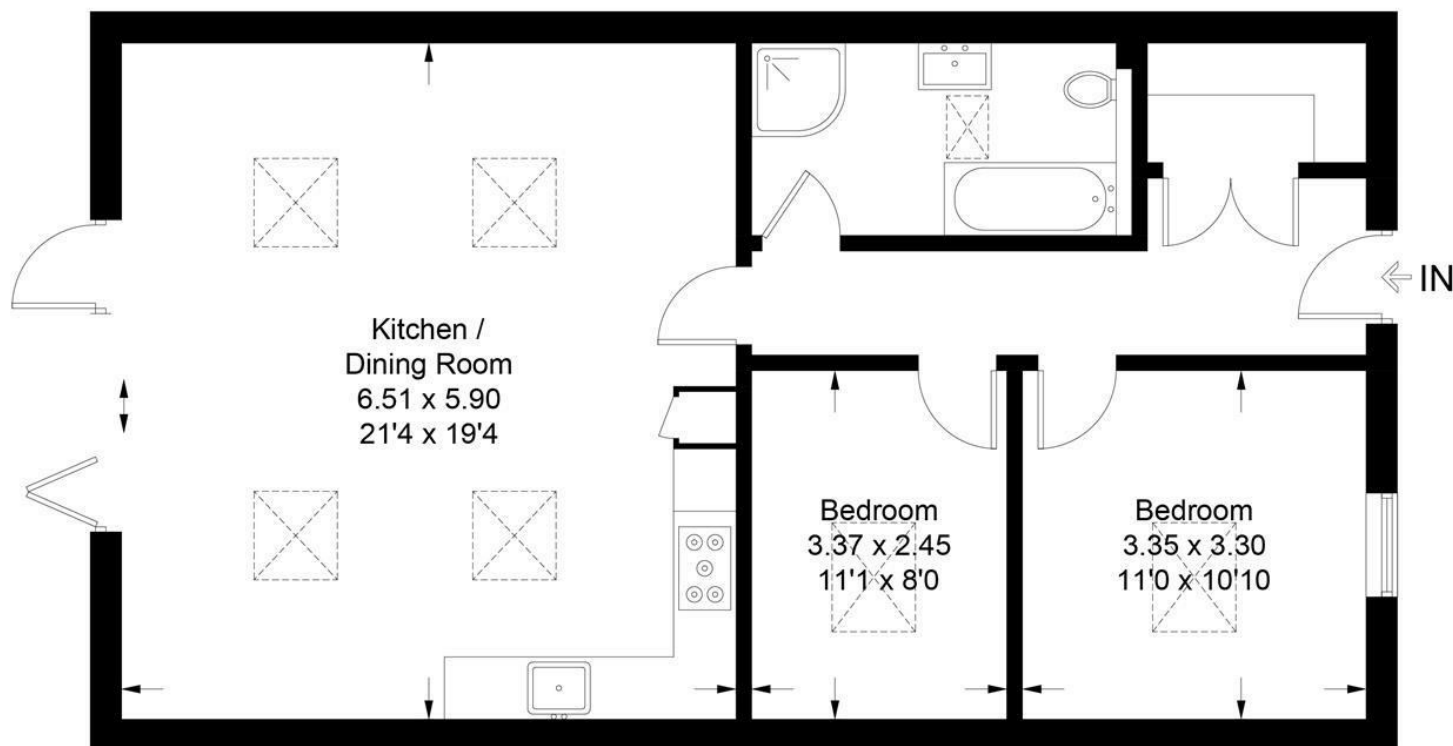
Leatherhead town centre offers an excellent range of shopping facilities including Waitrose in Church Street, Nuffield Health Centre, Leatherhead Leisure Centre at Fetcham Grove and main line railway station just off Station Road which provides fast and frequent services to London Waterloo & Victoria.

There is private schooling at Downsend & St. John's School in Leatherhead, Boxhill School at Mickleham whilst at Ashted is City of London Freeman's School. There are also excellent primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School.

Gatwick and Heathrow International Airports can be easily accessed via nearby Junction 9 of the M25 and the A3 at Cobham provides fast commuter access to London and the West End.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	New Build - TBA
<b>Draft Givons Grove Estate Road Charge</b>	£325 per annum
<b>Givons House Service Charge</b>	£1725 per annum

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft



**Ground 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. (ID1179580)  
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.

