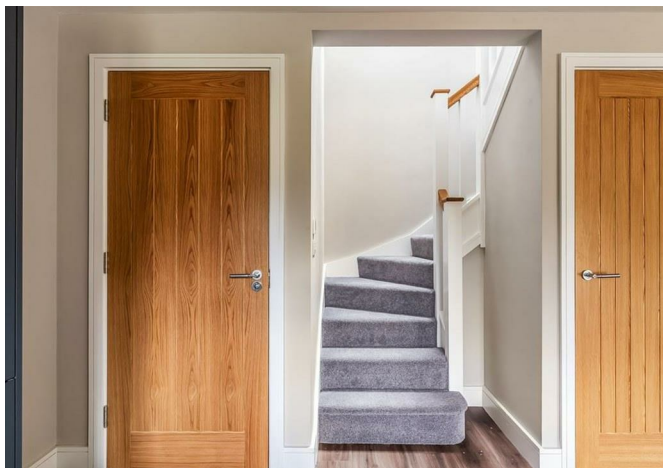




2 Givons House, Garden Close, Givons Grove, Leatherhead, KT22 8LU

Price Guide £665,000



- MID TERRACED MEWS STYLE HOME
- 2 PARKING SPACES
- OPEN PLAN KITCHEN/LIVING ROOM
- PRINCIPAL BEDROOM + ENSUITE SHOWER ROOM
- 10 YEAR WARRANTY
- SOUGHT AFTER PRIVATE ESTATE
- UNDERFLOOR HEATING TO BOTH FLOORS
- PRIVATE GARDEN
- 2 MORE DOUBLE BEDROOMS + FAMILY BATHROOM
- READY TO MOVE INTO NOW

Description

Located on this sought after private estate, this mid terrace brand new mews style home offering 1242 sq.ft., being just one of 4 new homes, has been completed to a high standard by Gearing Developments and is now ready for immediate occupation.

Offered with a 10 year Warranty from AHCI, this house comes with a 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. The house features oak veneered internal doors, is double glazed and there is gas fired water underfloor heating to both ground and first floors.

The accommodation on the ground floor comprises a large open plan kitchen/living room with separate French doors out onto the garden. The kitchen area is beautifully appointed with an array of integrated appliances with composite quartz worktops. The remainder of the ground floor includes a guest cloakroom and bedroom with fitted double cupboard and ensuite shower room. On the first floor both double bedrooms enjoy a lovely outlook over adjoining Green Belt grazing land; one being 21'1" in length with double door access to a large eaves cupboard. Both bedrooms are served by an adjoining family bathroom and there is another large eaves cupboard ideal for storage of suitcases etc.

Outside to the front there a a lawned garden enclosed with ranch style fencing and a outlook over adjoining Green Belt grazing land.

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.

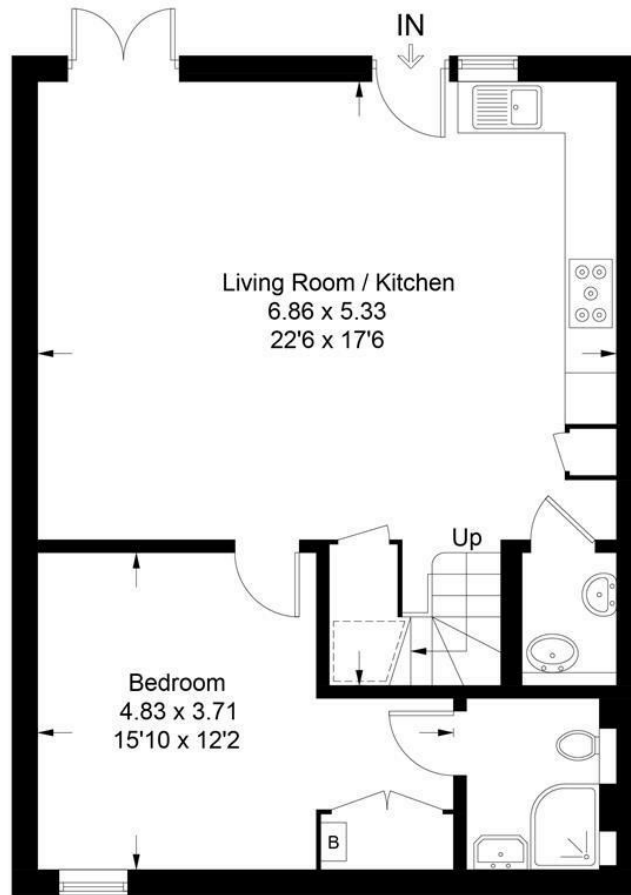
There is private schooling at Downsend & St. John's School in Leatherhead, Boxhill School at Mickleham whilst at Ashted is City of London Freeman's School. There are also excellent primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School.

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.

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



Approximate Gross Internal Area = 115.4 sq m / 1242 sq ft



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. (ID1179595)

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

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