



6 Clarence Mews, Leatherhead, KT22 0AZ

Price Guide £895,000



- DETACHED FAMILY HOUSE
- 23' OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS RECEPTION HALL
- PARKING FOR TWO CARS
- FTTB BROADBAND
- FOUR BEDROOMS
- SITTING ROOM
- LUXURY BATHROOMS
- ELECTRIC CAR CHARGING
- NO CHAIN

Description

This stylish luxury family home built in 2023 by Berkeley Homes offers 1598 sq.ft. of well appointed accommodation whilst set in an exclusive development surrounded by mature woodland.

Internally, there is a welcoming reception hall with cloakroom, under stairs cupboard with plumbing for washing machine and coats cupboard with space for tumble dryer, 18'9 x 14'4 sitting room with square bay window and a splendid open plan kitchen/dining room featuring AEG integrated appliances, TV family area and space for a dining table with French doors to the rear terrace. There is zoned underfloor heating throughout the downstairs.

Upstairs there is a spacious landing leading to 4 bedrooms and 2 luxury bathrooms. The principal bedroom features a dressing area and ensuite with a bath and large separate walk in shower. The first floor is heated by traditional gas central heating with radiators.

Outside, there is driveway with parking for two cars and electric car charging point. Gated side access leads to the rear garden with terrace and lawn.

- No Onward Chain
- Estate Service Charge - £1,400 per annum
- FTTP Ultra Fast Broadband
- NHBC Warranty until 2031



Situation

The property is ideally located between Leatherhead and Cobham. Both have excellent train routes to London with direct trains to London Waterloo, Victoria and London Bridge. Cobham Village is just under 3 miles away and enjoys superb restaurants, boutique shops and coffee bars, both Leatherhead and Cobham have a Waitrose and health gyms.

Junction 9 of the M25 at Leatherhead and Junction 10 of the M25 at Cobham offer superb motorway routes to the A3, Gatwick and Heathrow Airports. There are also bus routes direct to Guildford and Kingston.

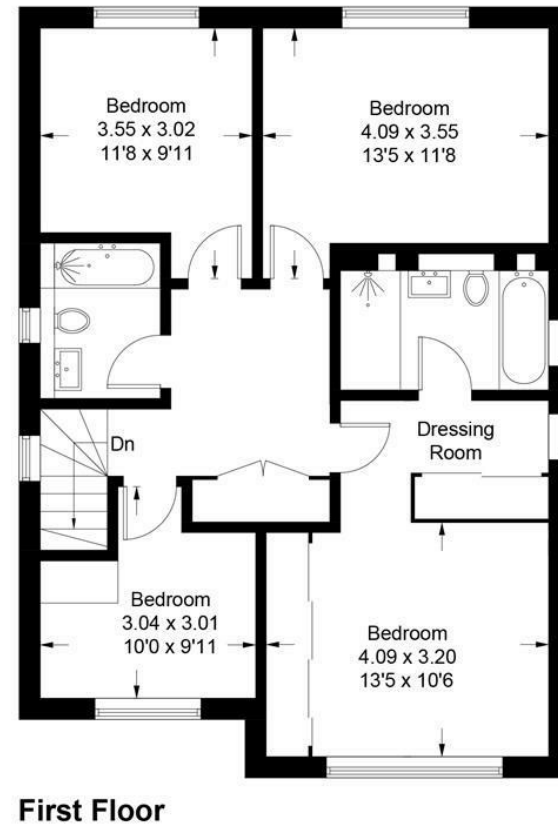
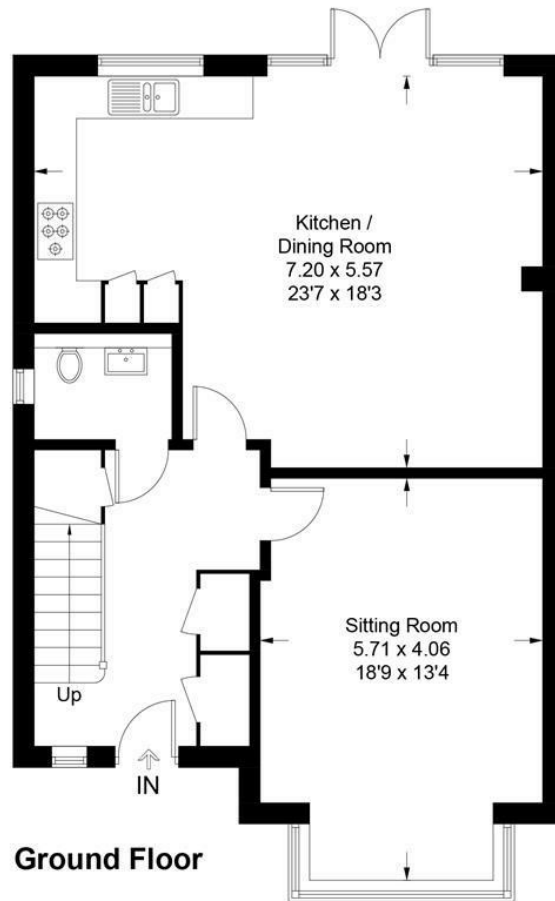
There is a wide range of quality private and state schooling in the general area. Private schools include Parkside and Reeds in Cobham, Danes Hill in Oxshott and St. John's or Downsends School in Leatherhead. State schools include St Andrew's Primary & Cobham Free School in Cobham and Therfield Secondary School in Leatherhead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.

Tenure
EPC
Council Tax Band

Freehold
B
G

Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft



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. (ID1210826)
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