



9 Queen Annes Terrace, Leatherhead, KT22 7HR

Price Guide £695,000



- SUPERB VICTORIAN VILLA
- 21' x 15' KITCHEN BREAKFAST ROOM
- BASEMENT OFFICE & FAMILY ROOM
- RESIDENTS PARKING*
- SOUTH FACING LANDSCAPED GARDEN
- THREE GOOD SIZED BEDROOMS
- 24' OPEN PLAN SITTING/DINING ROOM
- JUST UNDER 1600 SQ.FT.
- LARGE FAMILY BATHROOM
- SHORT WALK TO TOWN & STATION

Description

Built in 1894, this stunning Victorian Villa offers just under 1600 sq.ft. of stylish accommodation throughout whilst set in Leatherheads conservation area just short a short walk from both the town centre and station.

The hall has been remodelled to include a cloakroom, open staircase to basement and to a lovely open plan dining area which extends into the living room featuring an attractive bay window, oak floor, log burning stove and door to small courtyard. The 21' kitchen breakfast room is a particular feature which incorporates large central island with breakfast bar, induction hob and hot plate, fitted units with integrated appliances, oak floor and window overlooking the rear garden. The 21' x 15' basement/office has full head height, two windows, oak effect flooring and further store/utility room.

Upstairs, there is a large principal bedroom, second double bedroom and third small double bedroom complemented by a large family bathroom with separate shower and bath.

Set in the conservation area, there is permit parking for residents - £84 p.a. for 1st car, £104 p.a. for second car. A delightful hard landscaped garden with a southerly aspect, terrace, mature plants & garden shed.

Situation

Located on the very sought after St Johns School area of Leatherhead, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Therfield, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

Tenure
EPC
Council Tax Band

Freehold
D
E



Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft
 Basement = 28.9 sq m / 311 sq ft
 Total = 148.1 sq m / 1594 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. (ID1212355)
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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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