



Robin Hill Fir Tree Road, Leatherhead, KT22 8RG

Offers In The Region Of £1,000,000





- LATE 1930's DETACHED HOUSE
- TWO LARGE RECEPTION ROOMS
- RECEPTION HALL WITH CLOAKROOM
- 2075 SQ.FT.INCL.GGE
- DRIVEWAY AND GARAGE
- FOUR BEDROOMS & TWO BATHROOMS
- KITCHEN BREAKFAST ROOM
- 0.22 ACRE PLOT
- LOVELY MATURE GARDENS
- QUIET LOCATION



## Description

This attractive late 1930's detached house is set on an established tree lined road in South Leatherhead whilst enjoying a lovely mature 125' rear garden.

Offering over 2000 sq.ft.incl.gge, the ground floor accommodation includes a reception hall with cloakroom, double aspect sitting room with fireplace, return sliding doors lead to the dining room which opens to a lovely garden room with lantern and double doors to the garden. The kitchen has bespoke fitted oak cabinets, granite worksurfaces, island, integrated appliances and gas range oven.

Upstairs, the principal bedroom has a comprehensive range of fitted wardrobes, dressing room and large ensuite shower room, there are three further double bedrooms and family bathroom. The landing provides access to the loft and has a large linen cupboard.

Outside, the property has an attractive frontage with driveway and adjoining lawn leading to a single garage. Gated side access leads to a beautiful rear garden with extensive terrace and shaped lawns bordered with mature beds, hedging and variety of mature trees.



## Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre and station, Parish Church, Nuffield Health Fitness & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead 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. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

In the near vicinity there are 1000's of acres of Green Belt countryside much of which is National Trust owned, the quieter North side of Box Hill, Bocketts Farm and Norbury Park is well known as a great place to take young children. There are also a wide range of golf clubs including The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood as well as Effingham Golf Club.

**Tenure**

**EPC**

**Council Tax Band**

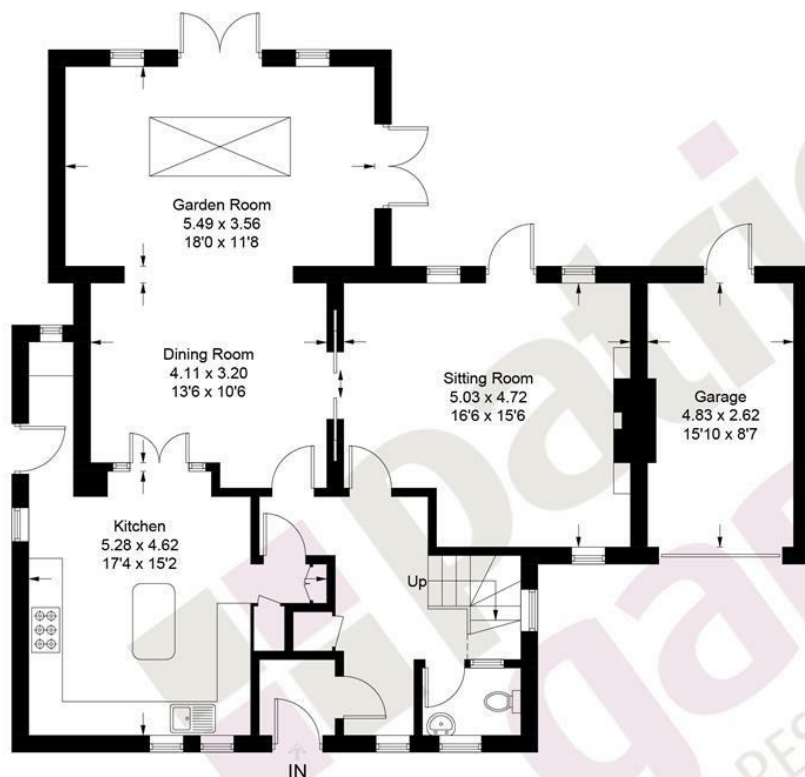
Freehold

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Approximate Gross Internal Area = 180.5 sq m / 1943 sq ft  
 Garage = 12.3 sq m / 132 sq ft  
 Total = 192.8 sq m / 2075 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. (ID1243982)

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