



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

Price Guide £675,000



- BRAND NEW END TERRACE MEWS HOME
- 2 PARKING SPACES
- OPEN PLAN KITCHEN/LIVING ROOM
- 2 MORE DOUBLE BEDROOMS + FAMILY BATHROOM
- GUEST CLOAKROOM
- SOUGHT AFTER PRIVATE ESTATE
- UNDERFLOOR HEATING TO BOTH FLOORS
- PRIVATE GARDEN
- PRINCIPAL BEDROOM + ENSUITE SHOWER ROOM
- 10 YEAR WARRANTY

Description

Located on this sought after private estate, this end of terrace brand new mews style home, 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.

Enjoying a corner plot, the accommodation on the ground floor comprises a double aspect living room with French doors onto a side garden with the kitchen area accessed via a wide square arch is beautifully appointed with an array of integrated appliances complemented by composite quartz worktops. Off the living room is an inner hall with guest cloakroom and easy rising staircase to first floor landing. The remainder of the ground floor is given over to a principal bedroom with ensuite shower room.

On the first floor there are two double bedrooms, a family bathroom and walk-in eaves storage cupboard.

Outside the garden wraps around two sides being lawned garden and enclosed to the front with ranch style fencing and an attractive outlook over adjoining Green Belt grazing land. One of the dedicated parking spaces for this home conveniently adjoins the side garden.

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.

N.B. In order to reserve the property, a reservation form will need to be completed and a reservation deposit of £2,500 paid. If for any reason, your purchase does not proceed the developer reserves the right to retain a reasonable sum towards their abortive costs.



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

EPC

Council Tax Band

Givons Grove Estate Road Charge

Draft Givons House Service Charge

Freehold

C

New Build

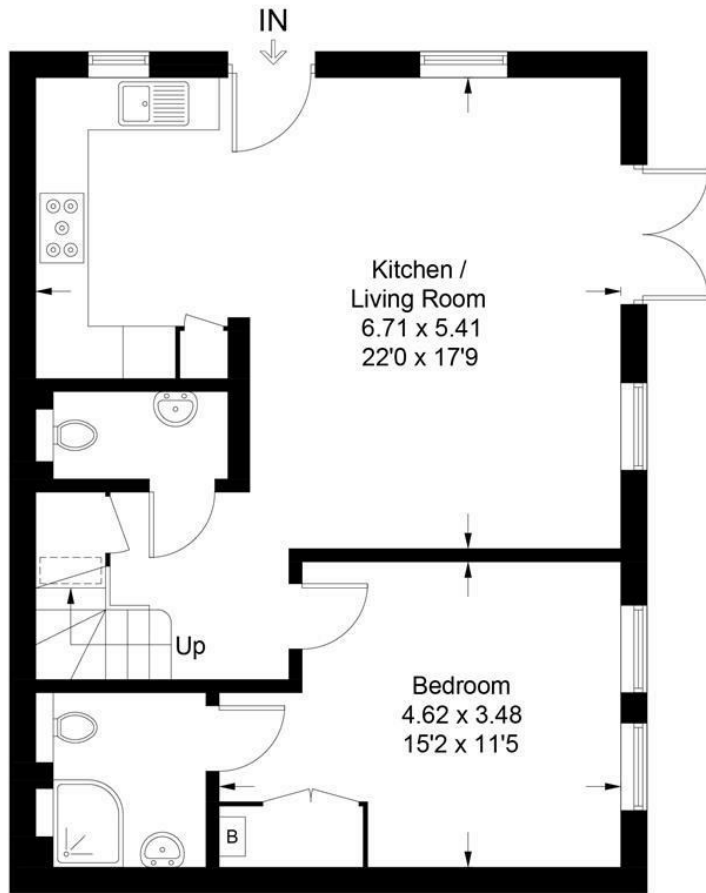
£325 per annum

£1725 per annum

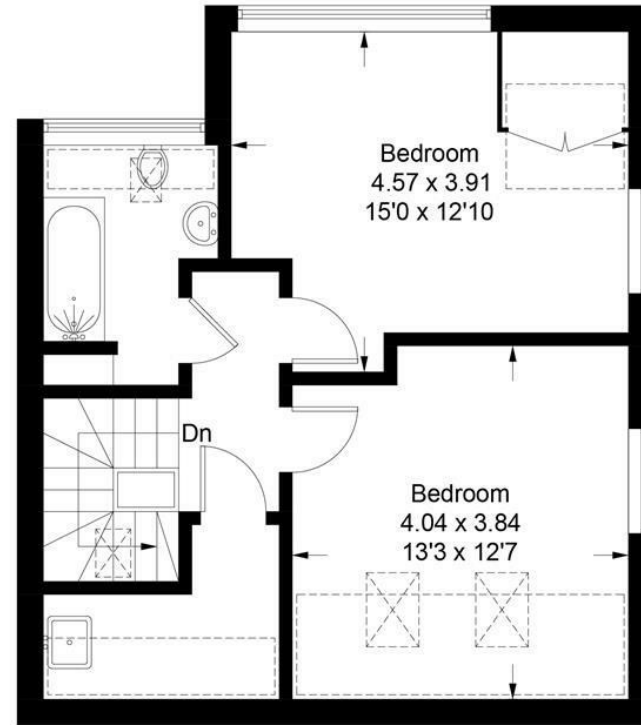
Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID1179596)

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