



**patrick  
gardner**  
RESIDENTIAL

Elmscott, 10 St. Marys Road, Leatherhead, Surrey, KT22 8EY

Price Guide £950,000



- 1920's DETACHED HOUSE
- PRIVATE ROAD
- THREE RECEPTION ROOMS
- 1820 SQ.FT
- SHORT WALK TO TOWN
- REQUIRING MODERNISATION
- FOUR BEDROOMS
- 100' SOUTH WEST FACING GARDEN
- SCOPE FOR EXTENSION (STPP)
- NO CHAIN

## Description

Built in 1925, this detached family house occupies a mature South Westerly plot in a sought after private road whilst offering scope for extension and value enhancement (STPP).

Requiring a full refurbishment, the well proportioned accommodation comprises a reception hall with cloakroom, three separate reception rooms and kitchen with solid fuel boiler (gas is not connected). An attractive staircase leads to the landing with linen cupboards, four double bedrooms and bathroom.

Outside, there is a driveway providing off street parking and access to an integral single garage. Side access leads to a lovely mature South West facing garden extending approximately 100'.

N.B: There are steps to a raised rear loggia, this area has suffered movement and we advise not to walk on to this area.

Residents Private Road Charge - £100 pa

<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	G



## Situation

St Mary's Road is within a 5-7 minute walk the town centre, Leatherhead Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School, Therfield, St Andrews and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacey and Norbury Park.

Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 169.1 sq m / 1820 sq ft  
 (Excluding Void)



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. (ID1270519)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
 Tel: 01372 360078 Email: [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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