



The Cottage Bull Hill, Leatherhead, Surrey, KT22 7BH

Price Guide £350,000



- GRADE II LISTED DETACHED COTTAGE
- TWO BEDROOMS
- KITCHEN WITH LARGE LARDER
- UPSTAIRS BATHROOM
- 60' GARDEN
- ENGLISH HERITAGE BUILDING ID : 290502
- SITTING ROOM WITH LOG BURNING STOVE
- ADJOINING BARN STYLE STORAGE ROOM
- SHORT WALK TO TOWN & STATION
- NO CHAIN

Description

This charming Grade II listed cottage we believe to date back to the early 1700's has an attractive timber frame with painted brick noggins, red pantile roof and brick chimney.

Listed in 1951, the cottage has been sympathetically refurbished (With Consent and Planning Permission from Historic England*) in recent years to create comfortable modern living whilst retaining many of its original features. A single pitched canopy with original front door leads to the living room with timber ceiling beams, exposed wood floor and welcoming log burning stove with slate hearth. A return door leads to the kitchen with built in oven and hob, large larder and door to good sized lean-to ideal for storage. From the kitchen stairs lead to the landing with access to a boarded loft space, principal double bedroom, single bedroom and bathroom with roll top bath.

Outside, low timber gates with brick path lead to a 62' garden with lawn screened with fencing and boundary hedging. The car park opposite provides parking options as below

- Bronze Permit £200 pa - Local residents for off-peak parking & low paid workers
- Silver Permit £767 pa Mole Valley residents, small businesses
- Gold Permit £1,220 pa Drivers needing flexible access to any MVDC long-stay car park.

* Work Includes

Externally - External lime wash walls (the existing modern paint removed), new porch, guttering, downpipe, tile catchers, chimney repointing, replace timbers front and rear walls and add strapping to strengthen structure.

Internally - New fuse board, new boiler, Re-built bedroom rear corner post (NE corner), bottom three stairs rebuilt, removed old fibreglass insulation in loft and replaced with sheep wool, Lean-to repairs to cladding, insulated and interior boarded, kitchen re-plastered and new floor, new bathroom, new shelving in pantry and all interior redecorated.



Situation

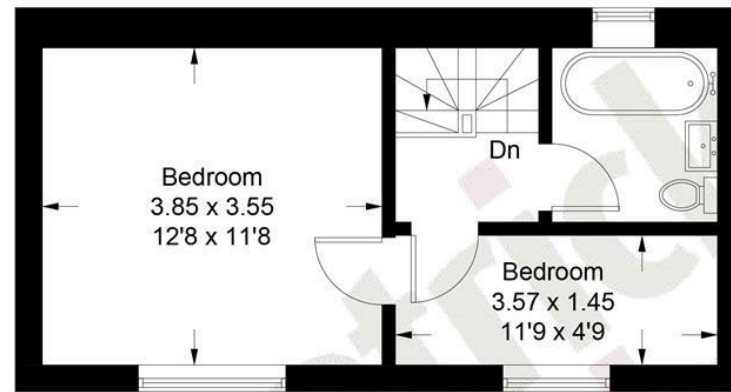
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre, numerous independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and private schools including Therfield Secondary & Sixth Form School, St Andrews RC, St John's and Downsends Schools.

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

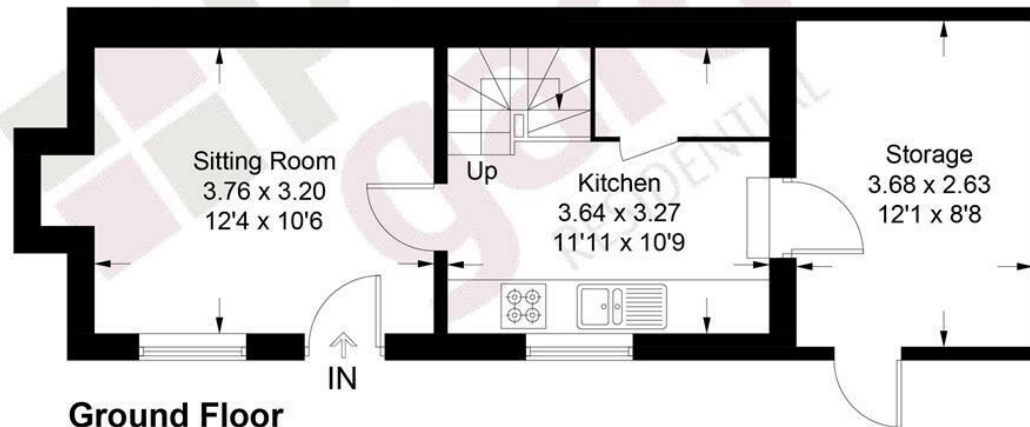
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plenty of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.

Tenure	Freehold
EPC	Exempt
Council Tax Band	D

Approximate Gross Internal Area
62.2 sq m / 669 sq ft
(Including Storage Shed)



First Floor



Ground 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. (ID1338101)
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