Mombasa House, The Downs, Givons Grove, Leatherhead, Surrey, KT22 8LF

Price Guide £1,650,000

- SOUGHT AFTER PRIVATE ESTATE
- 3,080 SQ.FT INCLUDING GARAGE
- 4 SEPARATE RECEPTION ROOMS
- SEPARATE UTILTY ROOM
- 5 BEDROOMS (2 ENSUITES) & FAMILY BATHROOM
- FAR REACHING VIEWS
- ENTRANCE HALL & CLOAKROOM,
- KITCHEN/BREAKFAST ROOM
- 0.6 ACRE PLOT
- NO ONWARD CHAIN

Description

Mombasa House, in the same ownership (from new) since 1986, enjoys an elevated position benefitting from superb far reaching views over the Mole Valley with the whole plot benefiting from a high degree of privacy. Approached via a gated long driveway, its spacious accommodation extends to just over 3,000 sq.ft. including its attached double garage.

The ground floor includes a good sized entrance hall with cloakroom off and an easy rising staircase to the first floor landing. All the main reception rooms are accessed from the hall and benefit from a light and sunny aspect with views.

The sitting room has an open fireplace and a wide spread of doors which open out onto the terrace and gardens. The dining room, approached through double doors is of excellent proportions. The kitchen/ breakfast room has a triple aspect overlooking the side, front and rear gardens with doors to the front and via the separate utility room out to the rear garden. There is also a study and a family room (presently used as a home office).

Upstairs, all the 5 bedrooms are spacious doubles. The principal bedroom has an ensuite bathroom, with an ensuite shower to bedroom 2 with the 3 remaining bedrooms served by the family bathroom.

Externally, the gardens are well maintained offering large terraced seating areas, shaped lawns, garden pond with rockery, mature shrubs and trees.

Situation

Mombasa House is situated on the sought after private Givons Grove Estate, located approximately a mile south of Leatherhead town centre. Within a short drive is Polesden Lacey, Denbies Wine Estate, Norbury Park and Bocketts Farm. The Beaverbrook country club with superb restaurants and a private members golf course adjoins Givons Grove.

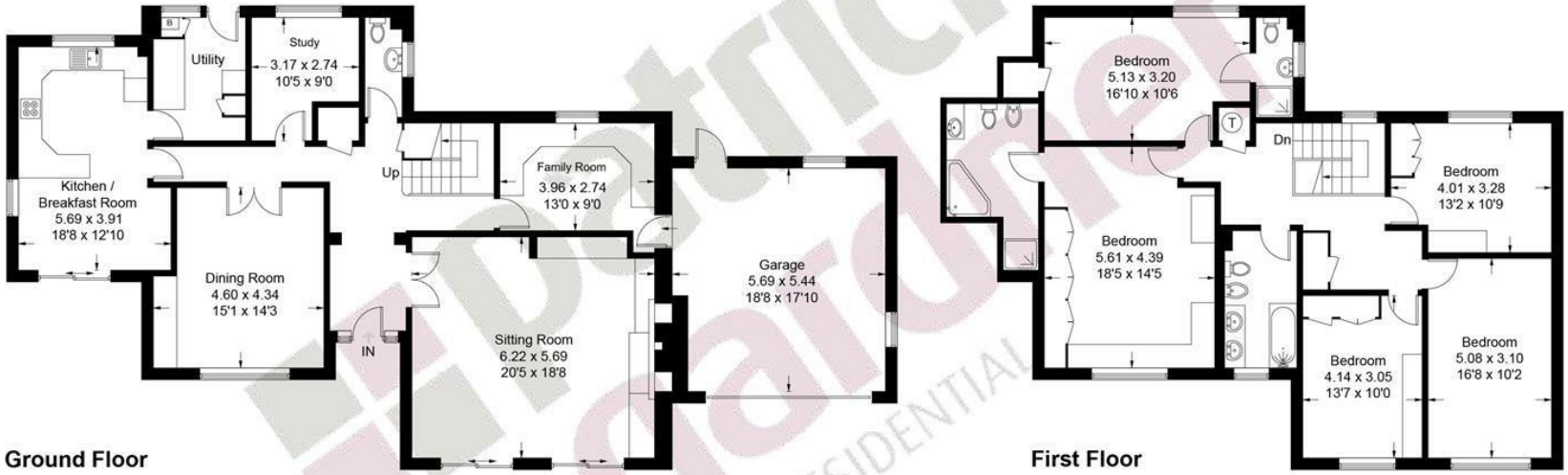
Leatherhead town centre offers an excellent range of shopping facilities including Waitrose in Church Street, Nuffield Health Centre, Leatherhead Leisure Centre at Fetcham Grove and main line railway station just off Station Road which provides fast and frequent services to London Waterloo & Victoria. 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.

There is private schooling at Downsend & St. John's School in Leatherhead, RGS Surrey Hills at Mickleham whilst at Ashtead is City of London Freemen's School. There are also excellent primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is less than 10 minutes away. There are numerous golf course nearby including Tyrrells Wood at Leatherhead and the RAC Country Club at Epsom.

Tenure	Freehold
EPC	C
Council Tax Band	H
Estate Charge	£325 per annum

Approximate Gross Internal Area = 286.2 sq m / 3080 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. (ID1283666)

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