



1 Clinton Road, Leatherhead, Surrey, KT22 8NU

Price Guide £750,000





- STYLISH VICTORIAN VILLA
- RECEPTION HALL & CLOAKROOM
- 22' SITTING ROOM
- FAMILY BATHROOM
- OFF STREET PARKING
- THREE BEDROOMS
- EXTENDED TO CREATE 1159 SQ.FT.
- SUPERB VAULTED DINING ROOM
- LANDSCAPED GARDENS & CABIN
- NO CHAIN



## Description

A stylishly extended three bedroom Victorian Villa blending its many original features with modern architecture creating a light, spacious well planned layout and situated in a sought residential road in South Leatherhead.

A good sized reception hall with coats cupboard and cloakroom leads to a lovely double aspect sitting room with fire place, solid wood floor and double doors to the rear garden. The kitchen has contemporary style cabinets with bespoke stainless steel work surfaces which leads to a superb vaulted dining room with high level windows and display area, solid wood flooring and oak sliding picture doors to patio and rear garden.

From the hall, stairs lead to landing with linen cupboard and access to roof space. There are three good sized bedrooms and family bathroom with feature high level windows.

On the outside, there is off street parking and side gate with path lading to a beautiful landscaped 85' rear garden with Southerly aspect, a terrace with curved retaining walls, shaped lawns with mature trees and shrubs. There are steps to a hard standing for the garden shed, cabin and rear gate accessing a useful bridle path which returns back to Reigate Road.

Tenure	Freehold
EPC	D
Council Tax Band	E

## Situation

Clinton Road is a quiet, established residential road with similar character properties located in South Leatherhead within walking distance the town centre, Parish Church, Library, River and Nuffield Health Fitnesss & Wellbeing Gym.

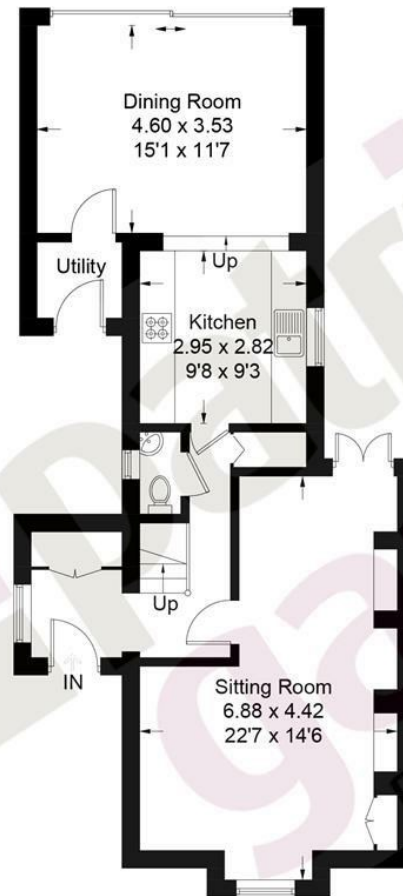
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and private schools including Therfield, St Andrews, St John's School 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 motorway network being almost equidistant between Heathrow and Gatwick International Airports.

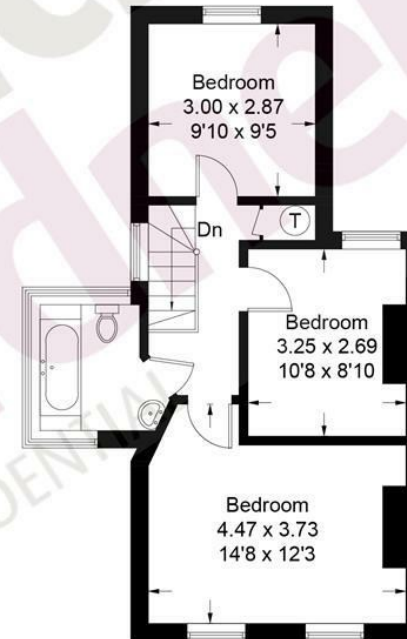
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.



Approximate Gross Internal Area = 107.7 sq m / 1159 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. (ID1267841)  
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