



6 Mayfield, Leatherhead, Surrey, KT22 8RS

Price Guide £1,295,000



- DETACHED 5 BEDROOM HOME
- PRIVATE ESTATE - CLOSE TO TOWN
- KITCHEN/BREAKFAST ROOM
- 3 SEPARATE RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- APPROX 2,700 SQ.FT INCL GARAGE
- RECEPTION HALL
- UTILITY ROOM
- 3 BATHROOMS (2 EN-SUITES)
- DOUBLE GARAGE & DRIVEWAY PARKING

Description

Built by Laing Homes in 1998, this attractive 5 bedroom detached home is set on a sought after private estate less than 10 minutes' walk of the town centre, station and local schools.

The well proportioned accommodation extends to about 2730 sq.ft. over 2 floors and includes a spacious reception hall with galleried landing above, a good sized modern kitchen with matching island unit, French doors outside with an adjoining separate utility room and a personal door through to the integral double garage. All 3 reception rooms are of a good size and provide for delightful entertaining spaces.

On the first floor there is a spacious landing off which are the 5 bedrooms (the 5th bedroom is presently laid out as a Study). They are all double bedrooms and the Principal Bedroom suite comprises the Bedroom and a separate En-Suite Dressing Room and Bathroom. There is a 2nd Bedroom with En-Suite Shower Room and the remaining bedrooms are served by a 5 piece family bathroom which includes a separate shower cubicle.

The rear garden is beautifully maintained and attractively landscaped to provide a shaped patio, shaped lawns together with well stocked flower and shrub borders.

Situation

Located within a sought after private estate, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsden School whilst at nearby Mickleham is Box Hill School.

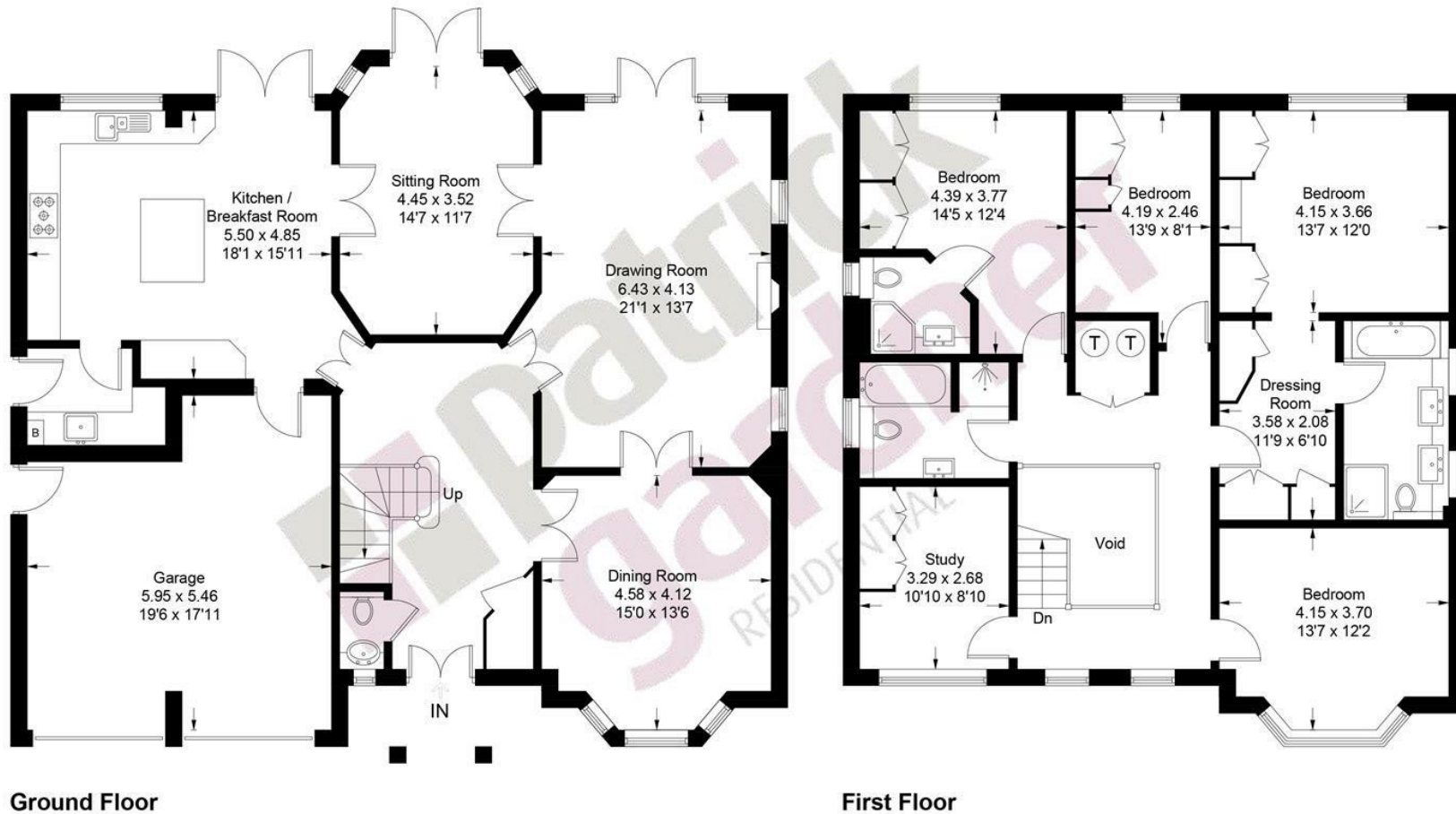
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

Tenure	Freehold
EPC	C
Council Tax Band	G
Estate Charge	£500 per annum



Approximate Gross Internal Area = 253.7 sq m / 2731 sq ft
(Including Garage / 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. (ID1277450)
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