


Reigate Road, Leatherhead, KT22 8QY

£4,100 PCM










- AVAILABLE EARLY JANUARY
- DETACHED FOUR BEDROOM CHARACTER HOME
- TWO BATHROOMS
- DOUBLE GARAGE
- PRESTIGIOUS LOCATION
- FURNISHED/UNFURNISHED
- TWO RECEPTION ROOMS
- BEAUTIFUL LANDSCAPED GARDENS
- DRIVEWAY PARKING
- SECLUDED LOCATION

## Description

A charming and characterful, four bedroom family home situated within one of the most prestigious areas in Leatherhead. Neatly tucked back from Reigate Road, "Little Orchard" is finished to an exceptionally high standard, mixing modern living with traditional charm throughout. The grounds surrounding the property have been beautifully maintained and enjoy a high degree of privacy with a 200ft long approach via a private gravelled driveway.

Its light and airy accommodation includes a wide porch which opens into a spacious 'L' shaped entrance hall with coats hanging space and downstairs cloakroom. The living room is an impressive 24'10 x 16'10 and features an attractive open fireplace with bifold doors onto an outside Loggia ideal for al-fresco dining. The other reception room which also overlooks the gardens is presently used as a family room. The fitted kitchen/breakfast room incorporates granite worksurfaces with Belfast sink, modern shaker style units and integrated appliances, range oven and space for a breakfast table.

From the hall, the stairs lead to the upstairs landing and onto four double bedrooms, each with built in wardrobes and aspects over the gardens served by two separate bathrooms.

Outside, the driveway provides for ample off-street parking and leads to a double garage with twin up and over doors. The garden is bordered by a wealth of mature trees, high hedging as well as attractive brick walls and fencing enclosing a beautiful garden comprising fruit trees and well maintained lawns divided by garden paths. There are several outbuilding including two sheds, brick store and a greenhouse

## Situation

Located on the ever popular south side of the town. this property is about 15 minutes walk of the town centre, Waitrose, Parish Church and the Nuffield Health Fitness & Wellbeing Gym.

Leatherhead town centre 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 Downsend 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.

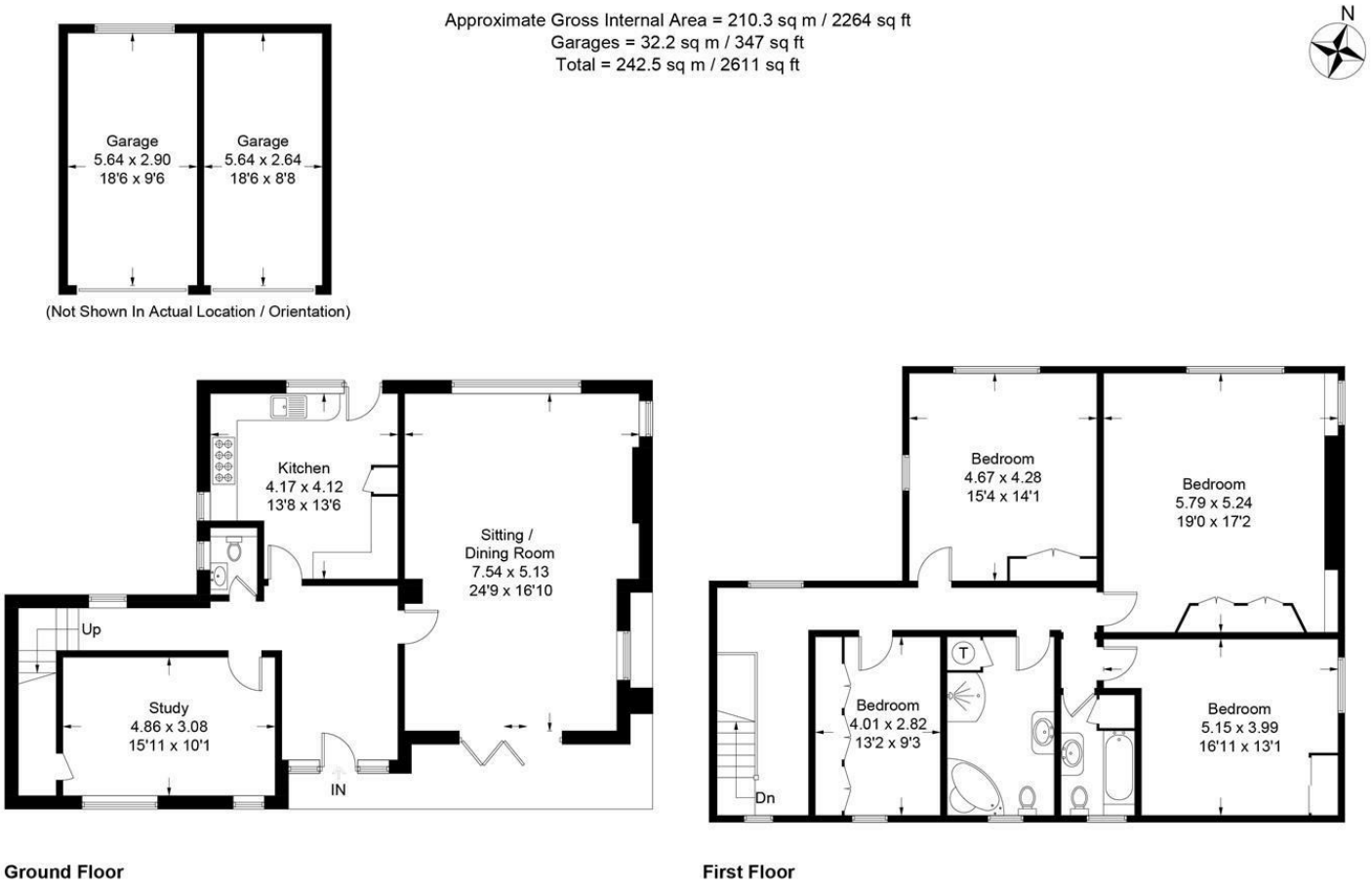
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.

| | |
|---|---|
| EPC | D |
| Council Tax Band | G |










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. (ID1128617)

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## INFORMATION FOR TENANTS

### Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

### Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable.** Please further note that until this initial amount is paid the property may continue to be offered for rental.

### References

We use the referencing company, Rightmove Referencing. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

### Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
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