



The Barn, Linden Road, Leatherhead, Surrey, KT22 7JF

Price Guide £645,000



- DETACHED PERIOD BARN
- SCOPE TO REMODEL & CREATE 3RD BEDROOM & ENSUITE
- NO ONWARD CHAIN
- LOVELY REAR GARDEN
- KITCHEN
- FULL OF CHARACTER
- PRESENTLY 2 BEDROOMS, 2 RECEPTION ROOMS & STUDIO ROOM
- OFF ROAD PARKING
- IN NEED OF UPDATING
- GROUND FLOOR BATHROOM

## Description

Steeped in local history, this period timber framed barn is believed to date from c.1600, being full of character and charm and complemented by a delightful garden with the opportunity for off road parking, if required.

In the same family's ownership since 1985, a purchase of The Barn provides a genuine opportunity for a new owner to modernise, remodel and if desired extend it (subject to the need to obtain a planning consent) to create a 21st Century home offering the best of 'old and new'.

The accommodation over two floors including outbuildings extends to 1809 sq.ft. On the ground floor, the accommodation includes a kitchen, separate dining room and living room, inner lobby and bathroom. There are two separate staircases that lead upstairs. The 'first' staircase comes off the dining room and leads to a first floor bedroom with vanity sink. The 'second' staircase leads from the living room up to a large open plan space within the roof space which has been used until recently as both a bedroom and hobbies area.

Outside, to the front is low brick wall enclosed paved courtyard whilst to the rear is an attractive rear garden. Adjoining the barn and accessed from the rear garden is a door into what was an 'old apple store' together with a Detached Studio Room which has until recently been used as a crafts space but could just as easily be a great 'work from home' office. There are 2 attached sheds at the rear of the barn, one of which houses the gas boiler.

A pair of double timber gates which lead into the rear garden and this would allow for car(s) to be parked, if needed, off the road.



## Situation

Located within the very popular St Johns School area of Leatherhead, 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, TG Jones (was 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 for all ages.

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

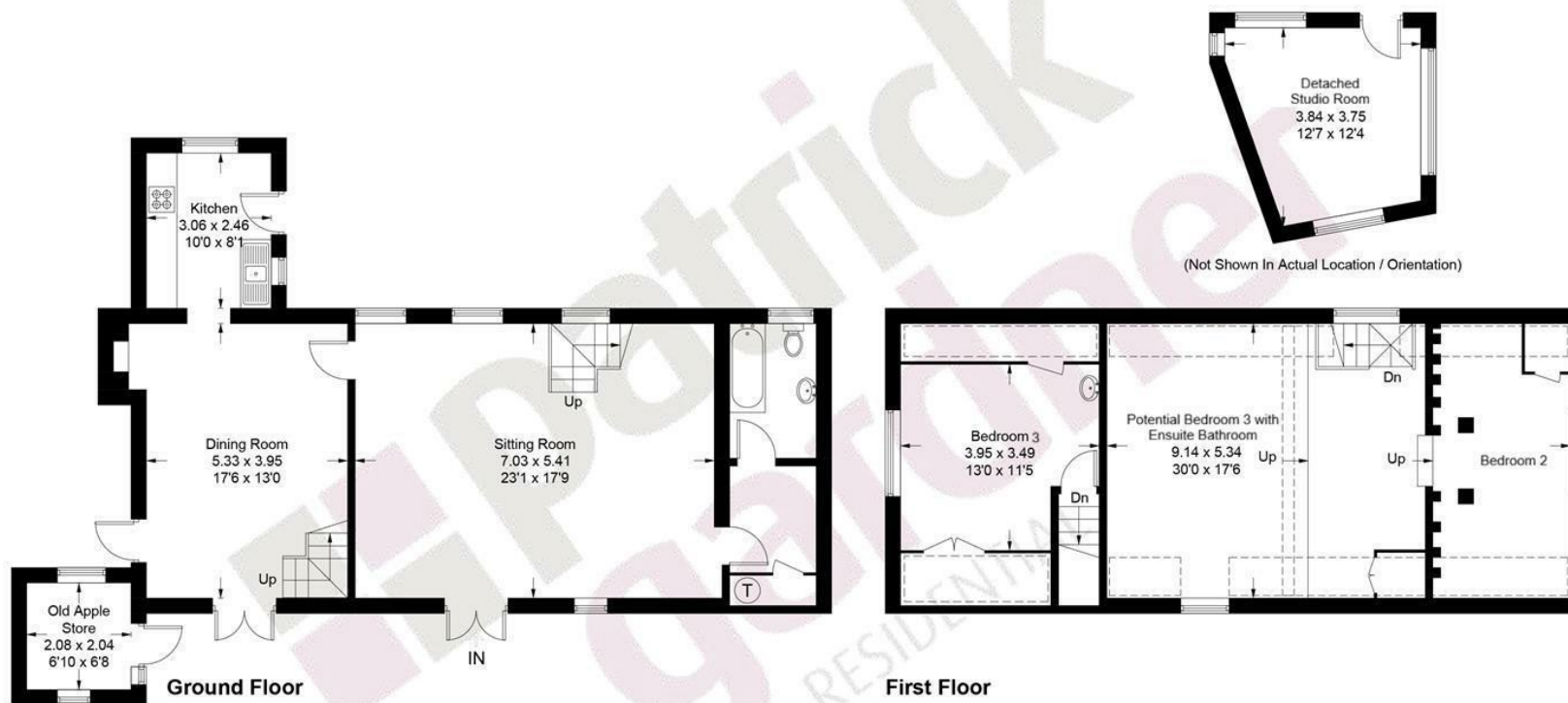
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Council Tax Band

E

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft  
Outbuildings = 17.0 sq m / 183 sq ft  
Total = 168.1 sq m / 1809 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. (ID1292322)

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