



Flat 20, Reeves House 2 Hartfield Road, Leatherhead, Surrey, KT22 7GQ

Price Guide £815,000



- SUPERB 3 BEDROOM PENTHOUSE
- HIGH CLASS RETIREMENT SCHEME
- OPEN PLAN KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- GUEST BATHROOM
- OVER 2000 SQ.FT + ROOF TERRACE
- ENTRANCE HALL & CLOAKROOM
- LIVING ROOM WITH BALCONY
- 2 FURTHER DOUBLE BEDROOMS
- 2 PARKING SPACES

Description

This SUPERB PENTHOUSE forms part of a high class retirement development created by Beechcroft Developments in 2018 specifically for the actively retired over 55's. It's spacious accommodation extends to over 2,000 sq.ft. and is complemented by not just by a PRIVATE BALCONY but also has 79' in length x 15' wide PRIVATE ROOF TOP TERRACE.

Accessed via either a communal platform lift or stairs, the accommodation comprises a large entrance hall with plentiful built in cupboards and guest cloakroom, a open plan kitchen/dining room, a large living room tother with 3 DOUBLE BEDROOMS. The principal bedroom has a range of fitted wardrobes and a full ensuite whilst a second bathroom serves the remaining two bedrooms.

Access to outside living has not been forgotten - a deep balcony with plenty of space for a table and chairs and easy chairs can be accessed from both the living room and kitchen/dining room. A dedicated private staircase with automated glazed sliding room gives access onto a huge roof terrace which has GREAT VIEWS and is ideal for al fresco entertaining.

Within Reeves House there is a residents' lounge with kitchen, guest suite (bookable for a small nightly fee) as well as a week day on site manager available to assist.

Externally there are allocated 2 parking spaces as well as visitor parking spaces.



Situation

Reeves House is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

Leatherhead's mainline railway station is a short walk away and 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.

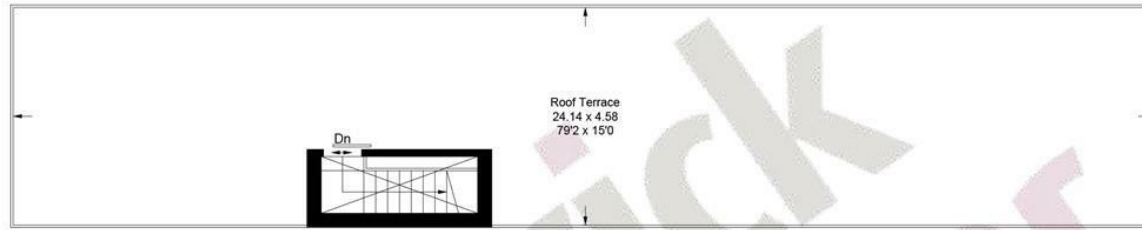
The Surrey Connect bus is a community bus service available to many residents in Surrey including Leatherhead. This offers an affordable and convenient service for getting into town or to the train station and is arranged on their website.

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.

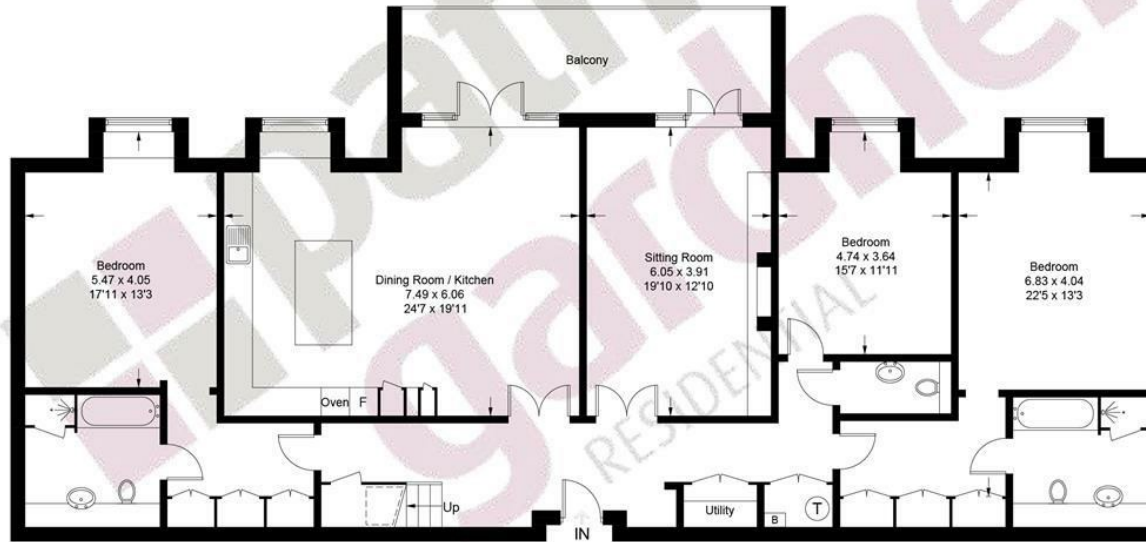
Tenure	Leasehold
EPC	B
Council Tax Band	F
Lease	999 years from 5th December 2018
Service Charge	£4,169.84
Ground Rent	£350 per annum (doubles every 20 years)

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 194.6 sq m / 2095 sq ft



Third Floor



Second 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. (ID1291873)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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