



Rutherwyke Close, Stoneleigh

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Prestigious Stoneleigh location
- Elegant 1930s architecture
- Versatile front reception room
- Spacious open plan living
- Fully fitted modern kitchen
- Breakfast seating area
- Three large double bedrooms
- Spa style luxury bathroom
- Landscaped private rear garden
- Ample parking and detached garage

This elegant and stylish 1930s semi detached home sits on one of Stoneleigh's most sought after roads, offering generous off street parking and a detached garage. Beautifully presented with tasteful décor throughout, the property also boasts a level, secluded garden that has been thoughtfully and professionally landscaped.

Straight from the pages of a lifestyle magazine, this remarkable residence is elevated by exquisite design details that exude refinement and effortless sophistication. Every space reflects the impeccable taste of its current owners, who have curated an enviable sanctuary and would be a privilege to call home.

One of the home's most striking qualities is the thoughtfully layout, meticulously configured to enhance everyday living where effortless practicality meets refined style. Throughout the property, the décor is rich and sumptuous, yet it maintains an inviting warmth, a homely elegance that flows seamlessly from room to room.

A welcoming hallway introduces the home's exceptional attention to detail, the original study/4th bedroom has been transformed into a generous boot room that provides invaluable storage and there is a handy downstairs W.C. From here, the front reception room offers remarkable versatility; currently



arranged as a spacious home office and creative workspace, it would serve equally well as a serene music or media room, a private retreat tailored to modern lifestyles.

To the rear, the sumptuous lounge flows effortlessly into an inviting dining area, creating a sophisticated open plan space ideal for both intimate evenings and stylish entertaining. This harmonious layout continues into the fully fitted kitchen, where sleek cabinetry and a matching breakfast seating area combine to form a beautifully functional culinary hub. A discreet utility area enhances convenience, while doors open directly onto the paved terrace, inviting a seamless transition between indoor comfort and outdoor living.

The garden beyond has been thoughtfully landscaped to offer a secluded sanctuary level, private, and designed for both relaxation and social gatherings. With ample off street parking and a fully equipped detached garage, the property balances luxury with practicality at every turn.

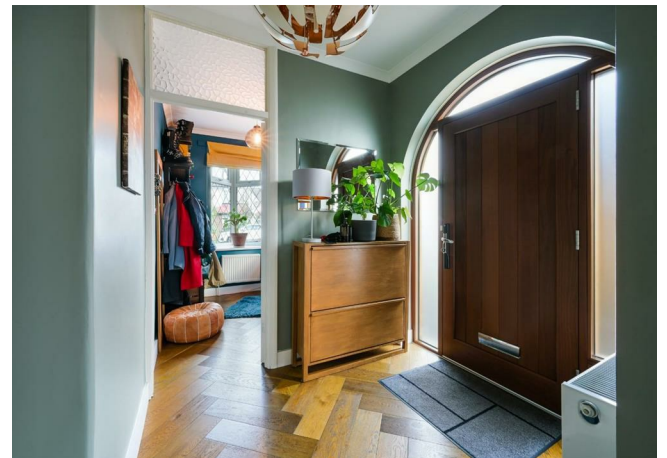
Upstairs, three generously proportioned double bedrooms offer comfort and tranquillity, each designed to provide a restful sanctuary. Complementing these is a spacious, modern bathroom featuring a matching suite and a serene, spa-like ambience, the perfect place to unwind and rejuvenate.

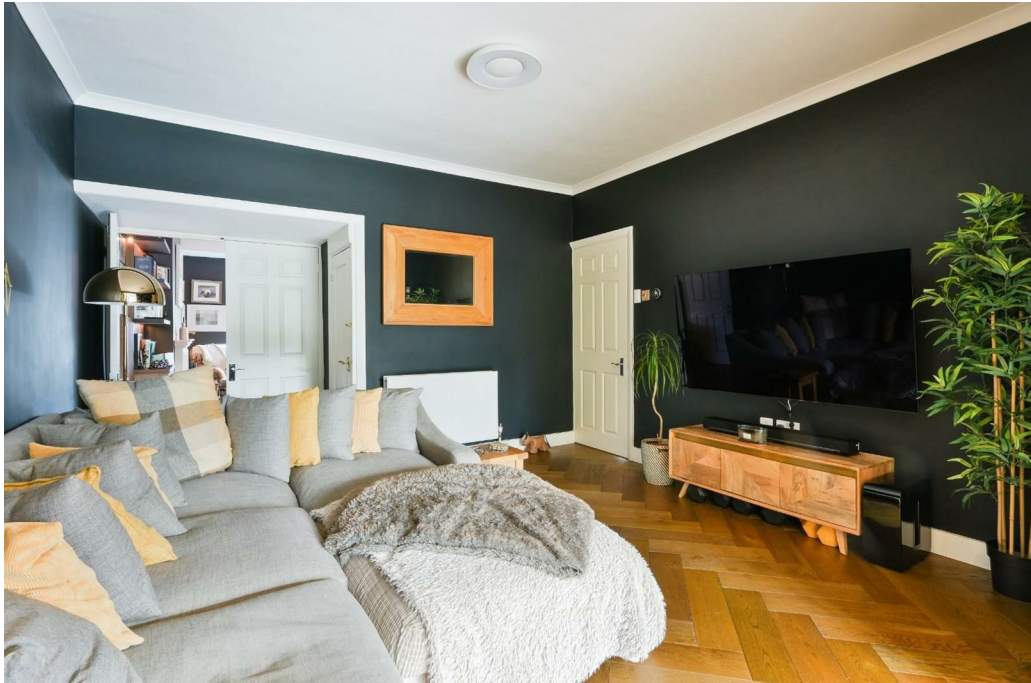
Rich, sumptuous décor flows throughout the home, yet it retains an inviting warmth, a homely elegance that makes the property not only visually striking but deeply comfortable. The current owners have curated a truly enviable abode, one that radiates refinement and would be a privilege to call home.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold
Council Tax Band: F



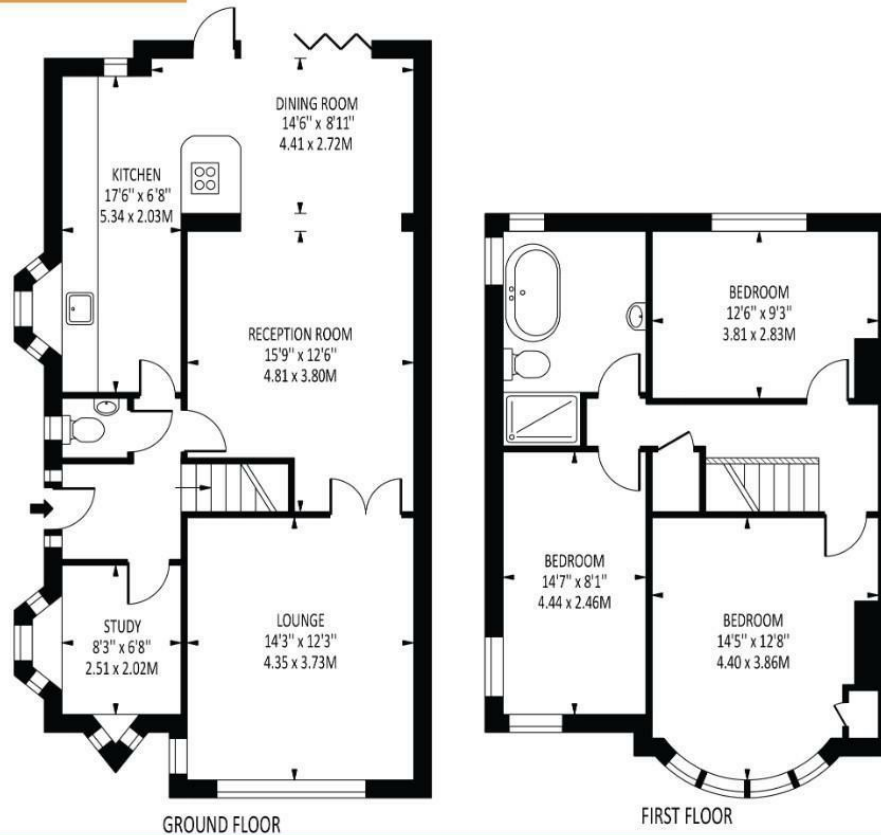


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Total Area: 1319 SQ FT • 122.55 SQ M



Disclaimer: For Illustration Purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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