



Dutch Cottage, 16 Linden Road, Leatherhead, KT22 7JF

Price Guide £825,000



- DETACHED FAMILY HOUSE
- THREE BATHROOMS
- BESPOKE FITTED KITCHEN
- MATURE 0.22 ACRE PLOT
- CLOSE TO SCHOOLS, TOWN & STATION
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- ANNEXE
- 'IN-OUT' DRIVEWAY & GARAGE
- NO CHAIN

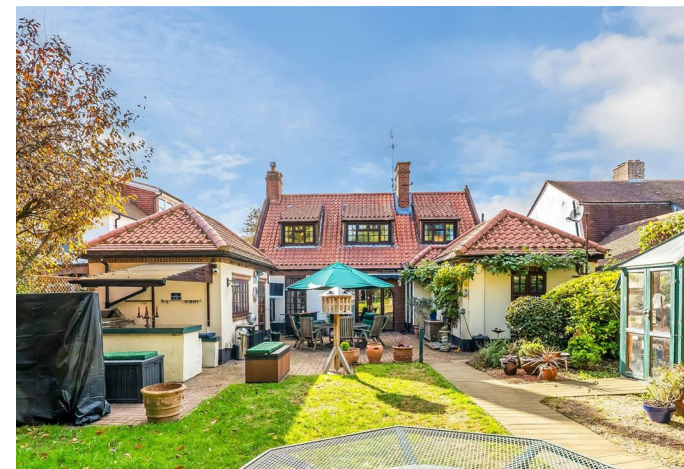
Description

An extended detached family home set within a mature plot of approximately 0.22 of an acre, ideally positioned in the St John's School area of Leatherhead.

The ground floor provides a well balanced reception space, including a comfortable sitting room with fireplace, dining area and a superb cinema room. The bespoke fitted kitchen incorporates a range of integrated appliances, while a cloak/shower room adds further convenience. An additional benefit is the adjoining annex, accessed from the courtyard, which comprises a bedroom/sitting room, kitchen, storage room and modern shower room, offering excellent flexibility.

On the first floor, the principal bedroom features fitted wardrobes, alongside two further smaller double bedrooms, a family bathroom and a separate WC.

The delightful rear garden is a particular highlight, featuring a block-paviour terrace with an outdoor kitchen, raised decking and pathways through shaped lawns, mature trees and established planting, creating a wonderful sense of privacy and seclusion. A range of timber outbuildings further enhances the garden, including a superb bar/home office with air conditioning and a charming hexagonal summer house. An attractive frontage includes an in-out driveway providing ample off street parking and access to the garage.



Situation

Linden Road is located within a 5-10 minute walk the town centre, Leatherhead Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School , Therfield, St Andrews and Downsends School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Tenure

Freehold

EPC

D

Council Tax Band

F

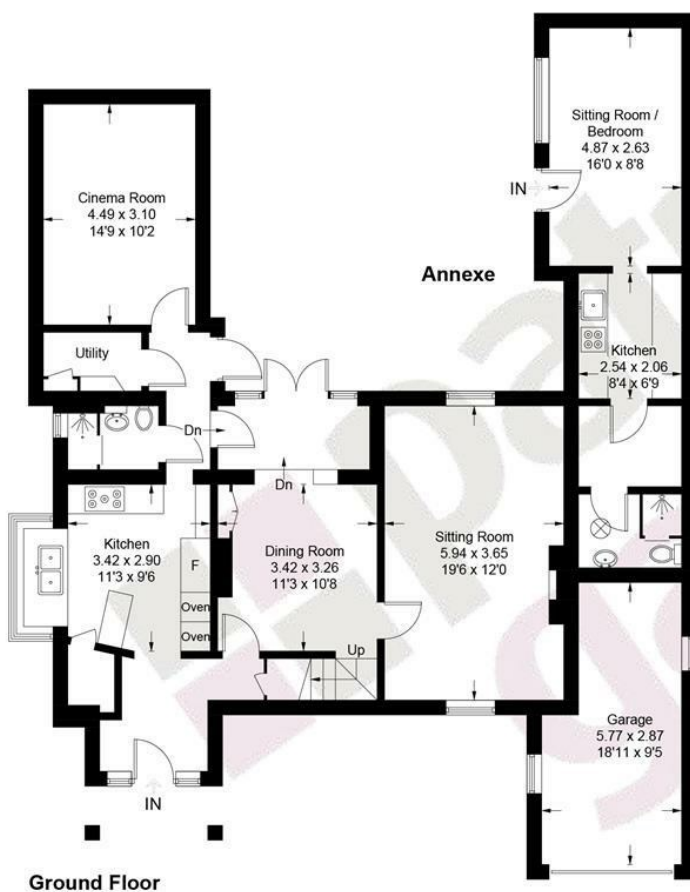
Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft

Garage / Outbuildings = 38.0 sq m / 409 sq ft

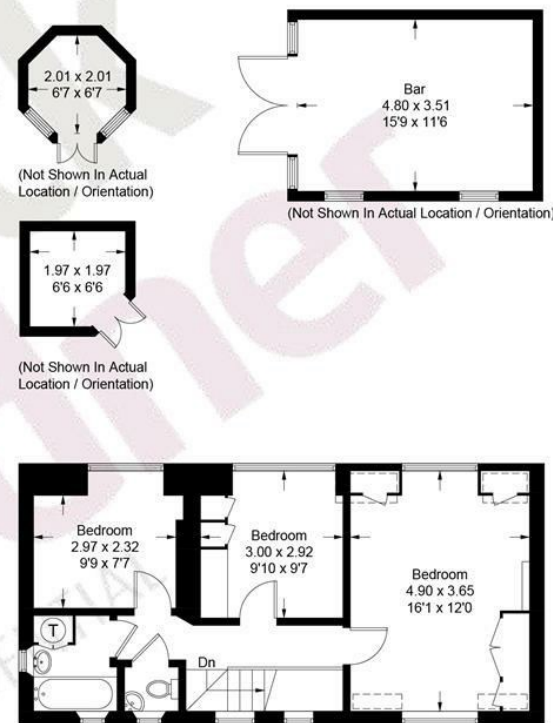
Annexe = 26.1 sq m / 281 sq ft

Total = 199.3 sq m / 2145 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID1341018)

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