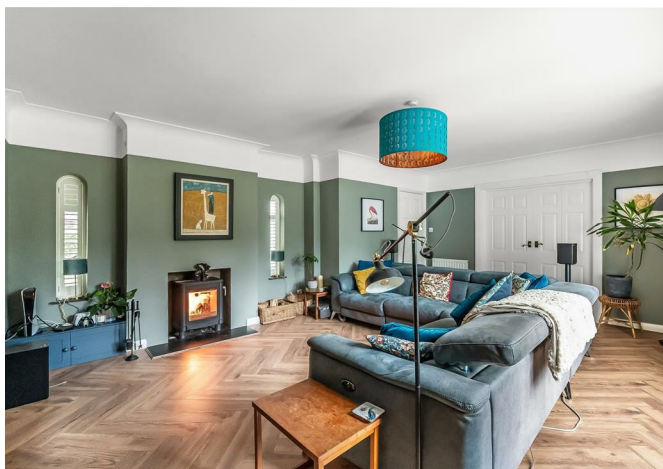




Ranmore Fir Tree Road, Leatherhead, KT22 8RG

Price Guide £1,100,000



- EXTENDED DETACHED FAMILY HOUSE
- RECEPTION HALL & CLOAKROOM
- THREE BATHROOMS
- MATURE REAR GARDEN
- OFF STREET PARKING & GARAGE
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH KITCHEN/BREAKFAST ROOM
- SOUGHT AFTER ROAD
- 2186 SQ.FT.INCL.GGE

## Description

This beautifully presented 1930s detached family home occupies a desirable position on a sought-after tree-lined road in South Leatherhead. Extensively updated to combine period character with contemporary living, the property offers spacious, versatile accommodation, with a stunning kitchen at its heart.

The standout feature is the impressive kitchen/breakfast room, thoughtfully designed for modern family life and entertaining. Beautifully appointed with sleek contemporary cabinetry, a generous central island and breakfast bar, this light-filled space opens directly onto the rear terrace, creating a wonderful connection between the house and garden.

Two generous interconnecting reception rooms provide further space for relaxing and entertaining, complemented by a charming log-burning stove. A welcoming reception hall and separate utility room complete the main living accommodation.

The ground floor also benefits from a double bedroom with its own en-suite shower room, ideal for guests, multigenerational living or a private home office.

Upstairs, the principal bedroom enjoys an en-suite shower room, with three further bedrooms, a family bathroom and useful built-in storage.

Outside, the attractive, partly walled rear garden offers a generous terrace, shaped lawns and mature planting, providing a lovely setting for outdoor dining and family life. Off-street parking and an integral garage complete this lovely family home.



## Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre and station, Parish Church, Nuffield Health Fitness & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsland School whilst at nearby Mickleham is RGS Surrey Hills School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

In the near vicinity there are 1000's of acres of Green Belt countryside much of which is National Trust owned, the quieter North side of Box Hill, Bocketts Farm and Norbury Park is well known as a great place to take young children. There are also a wide range of golf clubs including The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood as well as Effingham Golf Club.

Tenure

Freehold

EPC

D

Council Tax Band

G

Approximate Gross Internal Area = 194.3 sq m / 2091 sq ft  
 Garage / Boiler Cupboard = 8.8 sq m / 95 sq ft  
 Total = 203.1 sq m / 2186 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. (ID1340887)

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