



Silver Maple, Yarm Way, Leatherhead, Surrey, KT22 8RQ

Price Guide £1,800,000



- 'A' RATED ENERGY EFFICIENT HOUSE
- SOUTH WESTERLY REAR FACING PLOT
- CLOAKROOM & SEPARATE W.C.
- SEPARATE SITTING ROOM
- IMPRESSIVE PRINCIPAL BEDROOM SUITE
- 3513 SQ.FT INCLUDING DOUBLE GARAGE
- IMPRESSIVE VAULTED RECEPTION HALL
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- STUDY/GROUND FLOOR BEDROOM SUITE
- 3 FURTHER BEDROOMS & 2 MORE BATHROOMS

Description

Individual in it's design, built utilising a SIPS construction method for the current owner in 2021, this A RATED energy efficient home enjoys a highly sought after location. Designed with energy efficiency in mind, high levels of insulation, solar panels, a ground source heat pump and underfloor heating to ground and first floors make for low annual energy running costs.

Set on an enviable south westerly rear facing sunny plot and adjoining Green Belt land, there are excellent views towards Beaverbrook and Ranmore. Offered in excellent and is what best described as 'show home order', the 3,513 sq.ft. of bright and airy space is set over 2 floors.

To the front there is ample visitor parking and gated access to both sides of the house through to the rear. To one side, double gates give access to a concealed hardstanding area ideal for storage of a caravan or boat.

Internally, the large front door gives way to a magnificent cathedral styled reception hall filled with light from an impressive triple glazed rooflight which features an impressive cantilevered polished timber staircase and glazed balustrade. The hub of the home is a superb open plan kitchen/family/dining room which features bifold doors and a luxurious high gloss contemporary kitchen. The kitchen is beautifully appointed and includes extensive base cupboards, eye level units with matching island unit and an array of built in appliances. Adjoining is the large utility room with door through to the integral double garage. In addition there is a sitting room with bifold doors together with a study/5th bedroom with ensuite shower room. There is also a cloakroom and separate w.c. On the first floor there is an impressive principal bedroom suite with vaulted ceiling to the bedroom, spacious 3/4 enclosed balcony, spacious fitted dressing room and 5 piece bathroom suite. The 2nd bedroom includes a separate dressing room and ensuite whilst the two remaining bedrooms are served by a family bathroom.

The rear garden includes a large paved terrace with steps up lawn with fenced enclosed boundaries.



Situation

Located on the sought after south side of Leatherhead, this property enjoys lovely rural views whilst is still 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, TG Jones and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a variety of boutique coffee shops, restaurants and pubs. Within the area 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.

The mainline railway station provides commuter access to London Waterloo, Victoria & London Bridge with also lines south to Guildford & Dorking. The M25 at Leatherhead links to the national motorway network being convenient for both Heathrow and Gatwick Airports.

In the vicinity 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 are well known as great places to take young children. There are also a wide range of golf clubs including The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood and Beeverbrook as well as Effingham Golf Club.

This part of Yarm Way is privately owned, the ownership of which is unknown.

Tenure	Freehold
EPC	A
Council Tax Band	G

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 326.4 sq m / 3513 sq ft
(Including Garage / Excluding Void)



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. (ID1257774)

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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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