

Jackie Quinn
estate agents

Old Paddock Downs Lane, Leatherhead

Guide Price **£1,250,000**

A rare opportunity to acquire a characterful detached home set within just under four acres of private grounds, enjoying beautiful views towards Ranmore Common and the Surrey Hills, yet just a short walk from Leatherhead town centre.

Situated along the desirable Downs Lane, Old Paddock occupies a wonderful, secluded position surrounded by mature greenery and open countryside. The setting offers an exceptional sense of privacy, yet remains remarkably convenient for Leatherhead's historic town centre, independent shops, restaurants and mainline railway station.

A setting steeped in history

As its name suggests, Old Paddock sits on land long associated with horses and grazing, on the slopes of Leatherhead Downs. People have farmed and walked these hills for thousands of years: Neolithic flints and ancient coins have been found on the downs, and an old trackway once crossed them nearby. Leatherhead itself was a royal estate in Saxon times, named in the will of Alfred the Great and recorded in the Domesday Book.

The house

The property provides approximately 1,119 sq ft of accommodation, comprising three reception rooms, two bedrooms and two bathrooms. Full of individual character, though now in need of updating throughout, the house offers an exciting opportunity for a thoughtful restoration. A buyer could retain its original charm while creating a comfortable and distinctive Surrey home. There may also be scope for sympathetic alterations or extensions, subject to the necessary consents.

Annexe and stables

To the side of the house, an annexe offers wonderful flexibility once restored, whether as guest accommodation, space for extended family or a home office. The property also benefits from stables, which could be brought back into equestrian use or adapted for a studio or workshop (subject to the necessary consents).

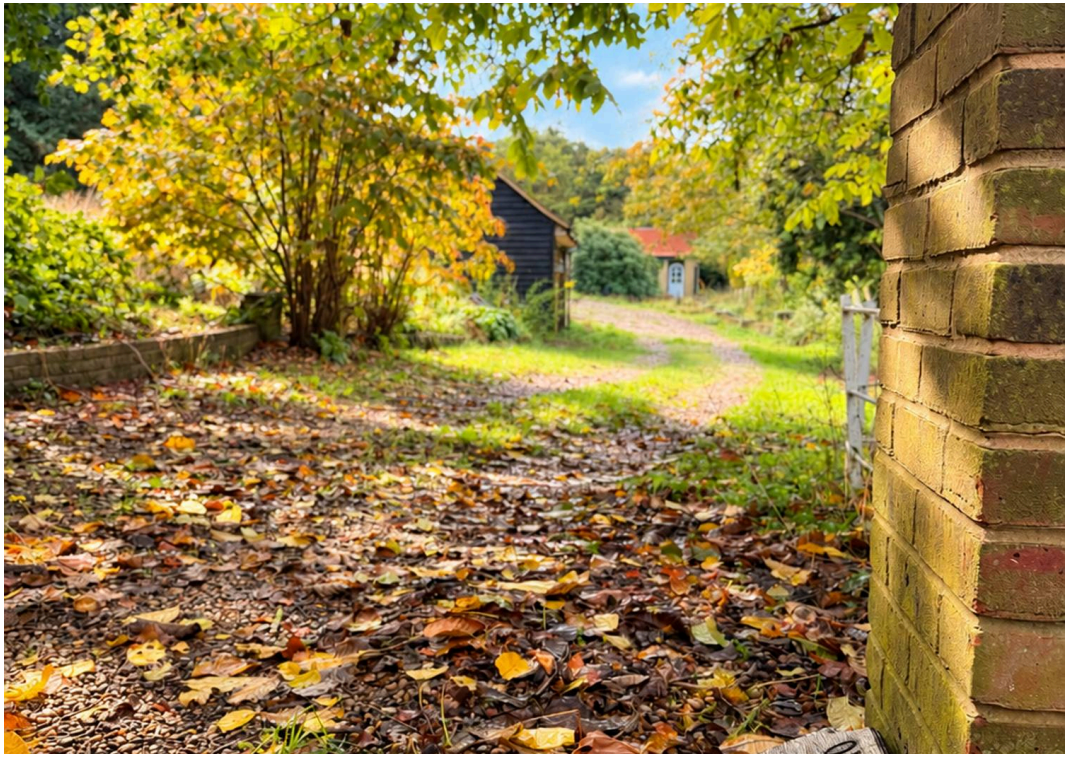
The grounds

The grounds are a particularly special feature. Extending to approaching four acres, they offer substantial outdoor space, mature surroundings and far-reaching views across the Surrey countryside. It is a setting that lends itself to



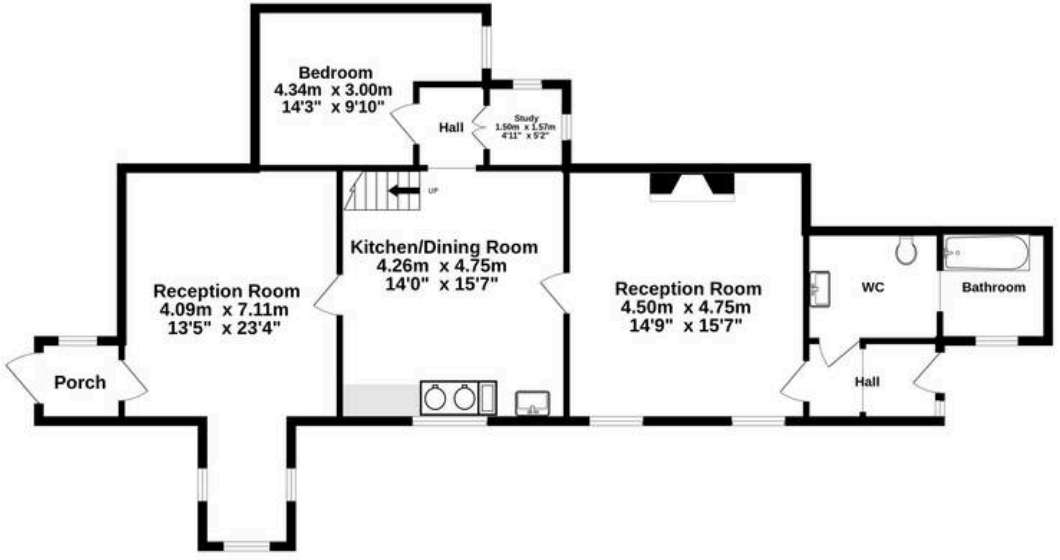




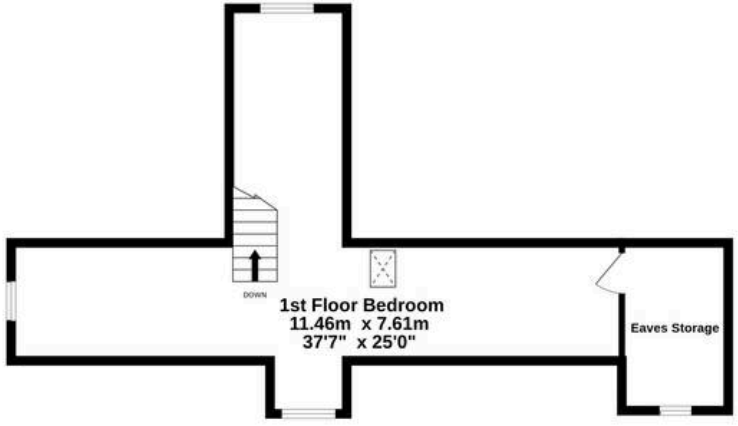




Ground Floor
102.0 sq.m. (1098 sq.ft.) approx.



1st Floor
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 144.8 sq.m. (1559 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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