

**V&H**  
HOMES



9 Mayfield, Leatherhead

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HOMES

£1,250,000

# Mayfield

Leatherhead

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Five Bedrooms
- Three En-Suites Plus Family Bathroom
- Four Reception Rooms
- Conservatory
- Delightful Enclosed Garden
- Spacious Entrance Hall and Landing
- Kitchen/Family Room
- Private Road
- Double Garage





Immaculately presented, Spacious Five-Bedroom Family Home in Prime South Leatherhead Location. Offered to the market for the first time since new, this superbly spacious five bedroom, four bathroom detached home has been lovingly maintained and offers an exceptional opportunity for families seeking versatile living in one of South Leatherhead's most sought-after private roads.

Located within walking distance of St John's School, Leatherhead, the town center and the mainline station, this impressive property benefits from:

Five generous bedrooms, including three large ensuite doubles

Two further spacious single bedrooms and a family bathroom

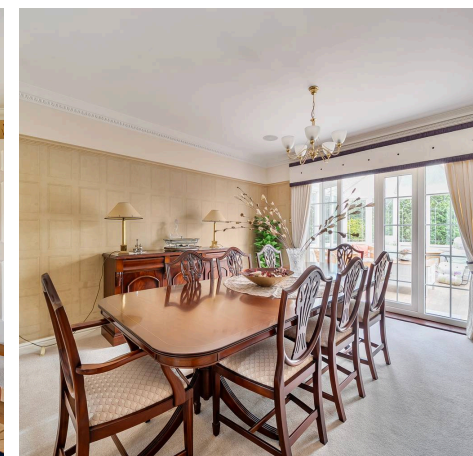
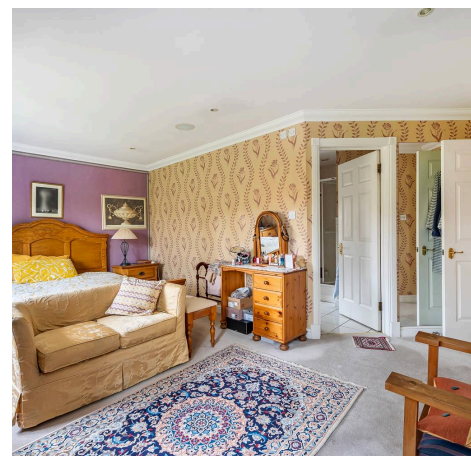
Four versatile reception rooms providing flexible living and working space plus a delightful conservatory.

A spacious entrance hall offering an impressive welcome

Secluded rear garden with mature trees and shrubs

Double garage and ample driveway parking

Set in a quiet and exclusive private road, the home enjoys peace and privacy while remaining close to excellent schools, transport links, and local amenities. The property has been well cared for from new and offers an excellent canvas for cosmetic enhancement, allowing the next owners to personalise and modernise to their taste.



# Mayfield, Leatherhead, KT22

Approximate Area = 2562 sq ft / 238 sq m

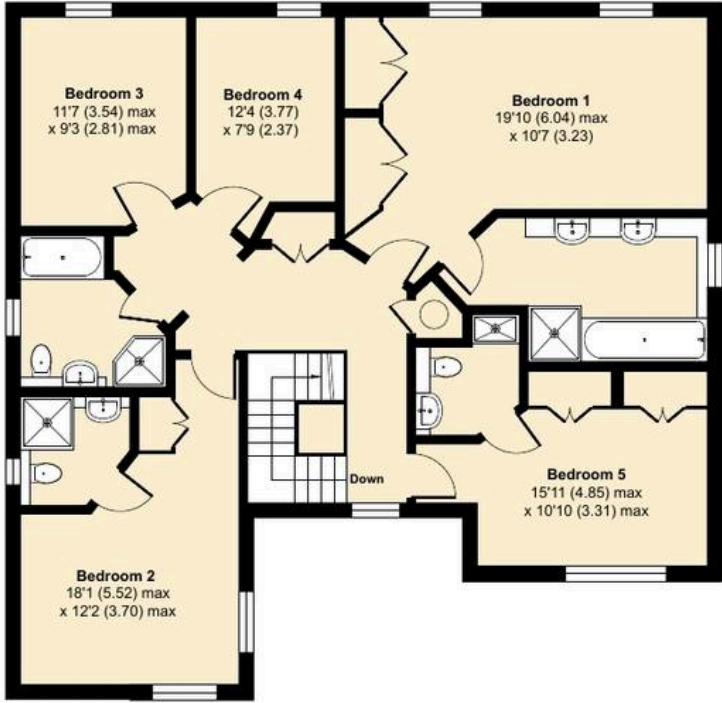
Garage = 317 sq ft / 29.4 sq m

Total = 2879 sq ft / 267.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for V&H Homes. REF: 1359978

