



1 Thistle Cottages Kingston Road, Leatherhead, Surrey, KT22 7PF

Price Guide £499,500



- SUPERB VICTORIAN COTTAGE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- SEPARATE UTILITY ROOM
- PLANNING GRANTED TO EXTEND \*

- TWO BEDROOMS
- TWO BATHROOMS
- DOUBLE GARAGE
- LARGE GARDEN
- WALKING DISTANCE TO SCHOOLS & STATION

## Description

This delightful Victorian semi-detached cottage is set on a large plot within walking distance of local schools, shops and railway station. The property offers just under 900 sq.ft. of modern, stylish accommodation whilst enjoying views its own gardens from all sides.

The accommodation comprises a lovely double aspect sitting room with bi-folding doors to the garden, dining room with log burning stove (also accessed from the sitting room), modern bathroom, fitted kitchen and separate utility room. Upstairs, there are two double bedrooms (one with en suite shower room).

Outside, the garden is a particular feature of the property including a good sized lawn and flower beds screened with new fencing, mature trees and large part gravel/concrete hard standing which leads to a detached double garage.

\* The present owners benefit from vehicular access to their property under licence from Clarion Housing Association.

\* There is also planning permission granted for "Demolition of existing garage and erection of a two storey side extension and first floor rear extension" - MO/2023/0126

## Situation

There are some local shops nearby, whilst Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

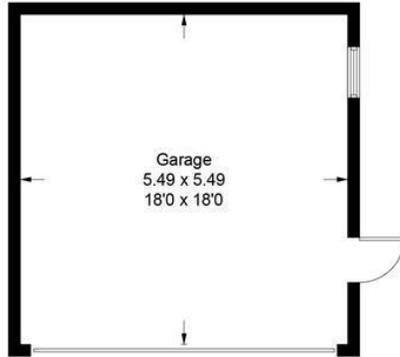
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School (located at the end of Dilston Road), both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsden School, City of London Freeman's School in Ashted.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts Farm and Box Hill.

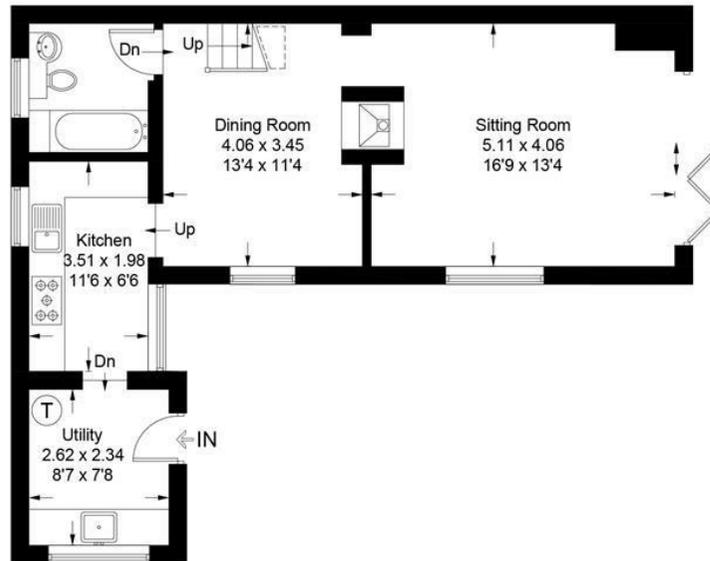
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax</b>	D



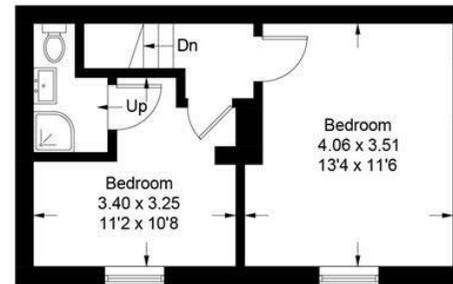


(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft  
 Garage = 30.2 sq m / 325 sq ft  
 Total = 113.5 sq m / 1222 sq ft



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. (ID1192866)

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