



Jackie Quinn
estate agents

32 Church Walk, Leatherhead

Guide Price **£575,000**

A charming Victorian cottage with a fantastic garden office pod, tucked away along a peaceful walkway within Leatherhead's sought after Conservation Area. Beautifully presented throughout, this character filled home enjoys an enviable location just a short stroll from Leatherhead town centre and mainline station, seamlessly blending period charm with modern convenience. Rich in original features, and extended by the current owner, the property benefits from exposed brickwork, elegant sash windows, and attractive feature fireplaces that create a warm and inviting atmosphere. To the front, the delightful sitting room is centred around a striking bay window and a feature fireplace complete with a wood burning stove, providing the perfect setting for cosy evenings. The dining room flows effortlessly into a stunning, light filled kitchen, thoughtfully designed with a range of integrated appliances and direct access to the rear garden.

The ground floor also benefits from a utility/bathroom with contemporary shower and a separate WC. Upstairs, there are two generously sized double bedrooms, both featuring attractive fireplaces. The principal bedroom enjoys the added luxury of a stylish ensuite bathroom and an extensive range of fitted wardrobes.

Outside, the property benefits from a front garden and side access to a secluded rear garden, featuring a delightful patio area ideal for al fresco dining and entertaining. The garden is further enhanced by a superb detached office pod, creating an excellent space for home working, hobbies or relaxation.

Leatherhead offers an excellent selection of independent and high-street shops, cafés, restaurants, leisure facilities, and a theatre, together with the convenience of supermarkets including Waitrose, Sainsbury's, and Tesco. Commuters are particularly well served, with regular rail services reaching London in approximately 40 minutes, while the nearby M25 (Junction 9) provides excellent road connections to the wider motorway network.

A rare opportunity to acquire a beautifully maintained period home in one of Leatherhead's most desirable and convenient locations.

Town Car Park Season Tickets are available from Mole Valley District Council if you require off-street parking. Please contact Mole Valley District Council for costs.

Council Tax band: D

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two bedroom, two bathroom Victorian cottage
- Fantastic garden home office pod
- Character features including feature fireplaces, sash windows and exposed brick walls





**Approximate Gross Internal Area 1049 sq ft - 97.4517 sq m
(Excluding Outbuilding)**

Ground Floor Area 620 sq ft – 57.6275 sq m

First Floor Area 429 sq ft – 39.8242 sq m

Outbuilding Area 100 sq ft – 9.2820 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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