



**Beechcroft, 75 Highlands Road, Leatherhead, Surrey KT22 8NW**

**£1,750,000 Freehold**

- SPACIOUS DETACHED FAMILY HOUSE
- SOUTH SIDE OF THE TOWN
- LARGE RECEPTION HALL & CLOAKROOM
- 4 RECEPTION ROOMS
- LUXURIOUS KITCHEN/BREAKFAST ROOM
- BOOTILITY (UTILITY) ROOM
- PRINCIPAL BEDROOM SUITE
- 2ND BEDROOM WITH ENSUITE
- 2 FURTHER BEDROOMS & FAMILY BATHROOM
- BONUS TEENAGERS SUITE/ANNEXE
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- GARDENS WITH AL FRESCO DINING SPACE

**Beechcroft**, tastefully presented throughout, is a substantial detached family home extending to just over 4,300 sq.ft. enjoying a highly convenient location being just under 10 minutes' walk from the town centre. The accommodation is bright and airy and is offered with no onward chain providing an opportunity for a prospective owner to take up residence within a sensible timeframe.

On arriving at the property, a large storm porch and front door leads into a large Reception Hall which features a beautiful polished oak floor and open fireplace. Beyond is an Inner Hall with cloakroom off and an attractive easy rising staircase leading to the first floor. The 'hub' of the home, the Kitchen/Breakfast room adjoins and comprises a luxurious two tone contemporary style kitchen with extensive base units, eye level cupboards with granite working surfaces, matching island and high quality integrated appliances; a particular feature of the room are the bi-fold windows which connect the outside garden space with the inside! Just off the Kitchen/Breakfast room is the Family Snug - a cosy space ideal on winter evenings.

The double aspect 26'1 in length Drawing Room has an attractive open fireplace and makes for a superb entertaining space. Separate doors from the Drawing Room lead to a double aspect Study and separate formal Dining Room (currently set out as a dance studio/gym).

Off the Kitchen/Breakfast Room is the spacious Bootility (Utility) Room which conveniently has a door outside to the front and a personal door through to the Integral Double Garage. Integral to the house but with a separate access door from the rear is the Teenager's Suite/Annexe comprising a large living space, downstairs Shower Room with W.C. with a spiral staircase leading to a First Floor Bedroom.

Upstairs, accessed off the spacious Landing are 4 bedrooms; the Principal Bedroom Suite includes a large walk-in Dressing Room and Ensuite Bathroom. There is also a 2nd double Bedroom with Ensuite Shower Room. A spacious Family Bathroom serves the remaining two other double bedrooms.



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Outside, the gardens are attractive and comprise to the front large gravelled driveway, access around both sides of the property to the Rear Garden. The Rear Garden includes a large patio, covered Al Fresco entertaining space with open fire, light and power, Summer House, lawns and boundary fencing.

**COUNCIL TAX BAND G**  
**EPC RATING D**





## Situation

Located on the favoured 'south side' of the town, it's centre is less than 10 minutes' walk away.

Leatherhead town itself offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, private members Nuffield Health Club and library whilst Leatherhead's Leisure Centre is located at Fetcham Grove.

From Leatherhead's railway station there are regular rail commuter services north to London Victoria, Waterloo and London Bridge and south to Guildford and Dorking/Horsham.

Junction 9 of the M25 can be found on the Ashted side of Leatherhead with Gatwick and Heathrow International Airports both within easy reach.

There is an excellent selection of schools in the vicinity; both state and private including St John's School and Downsend School in Leatherhead, Box Hill School in Mickleham and City of London Freeman's School in Ashted.

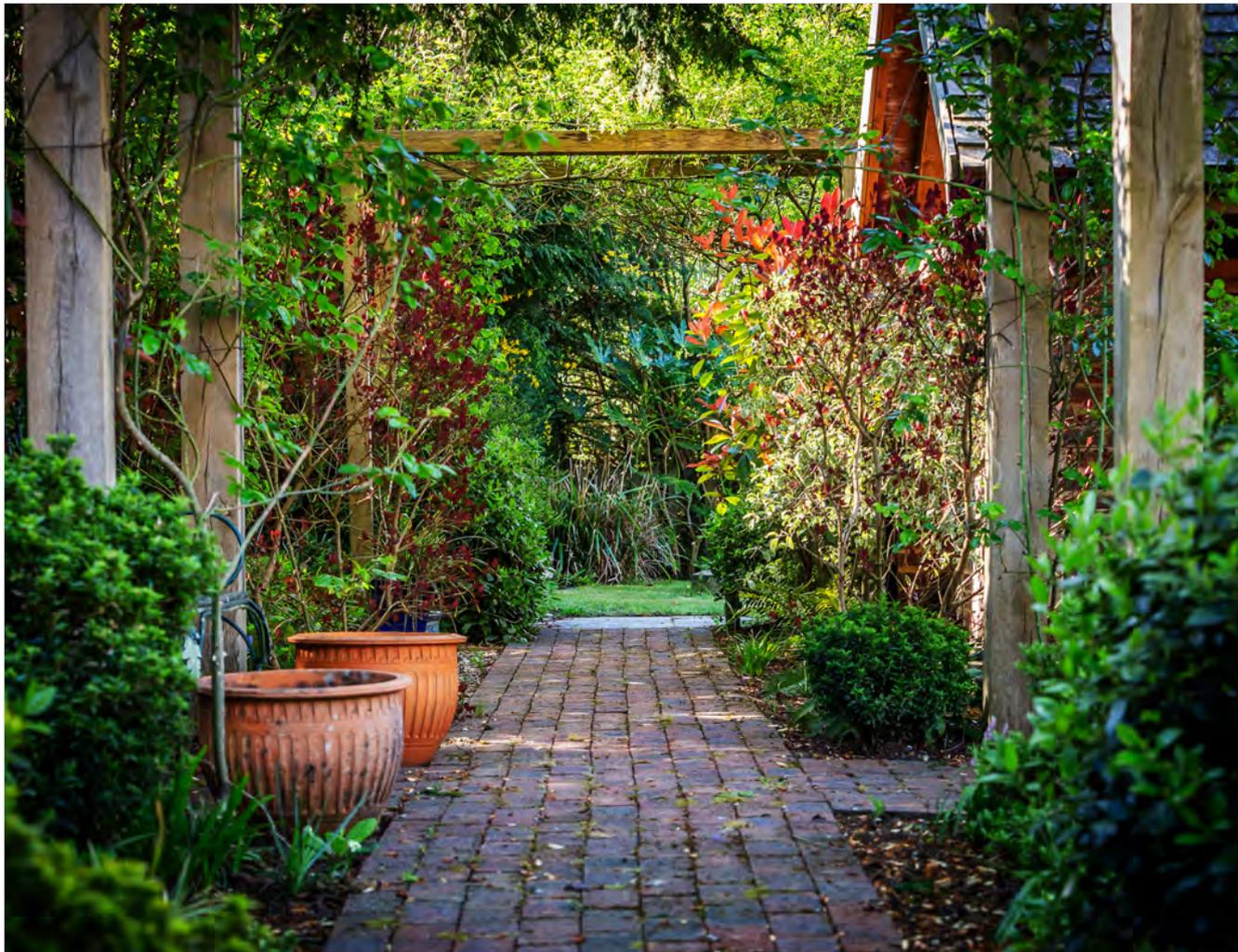
Leatherhead is fortunate to be surrounded by thousands of acres of open countryside, much of which is Green Belt. Within the area, there are numerous National Trust owned properties including Headley Heath as well as Polesden Lacey in Bookham.

For those who have an interest in outdoor pursuits, there are many quality golf courses in the vicinity including Tyrrells Wood at Leatherhead, the Championship courses at Walton Heath and the RAC at Epsom. Within half a mile of the property is Beaverbrook, a private members golf course which together with it's associated country club offers a variety of restaurants and spa facilities.

## Directions

By car from our Leatherhead office, leave Church Street via the traffic lights in the direction of Dorking. Turn left before the Parish Church into Church Road and right at 'the fork' into Highlands Road. Continue up the road and Beechcroft will be found on the left just before the mini roundabout and opposite the mansion styled building called Lavender Court.

**Viewing strictly by appointment only.**

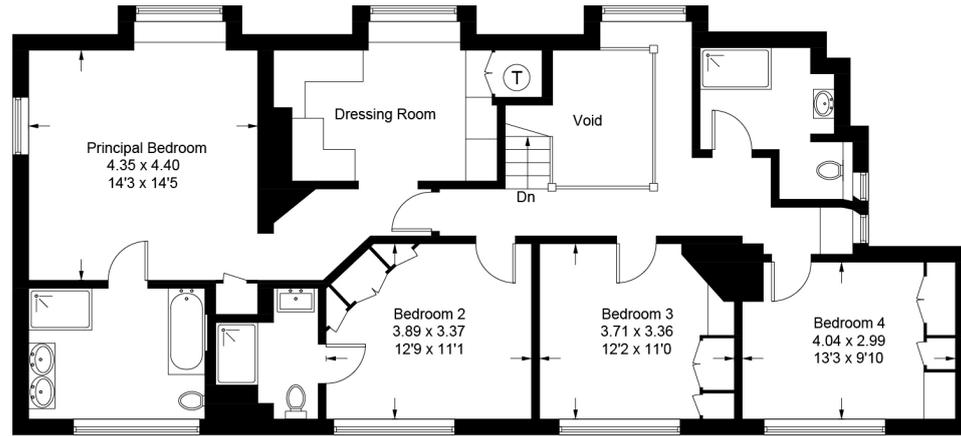




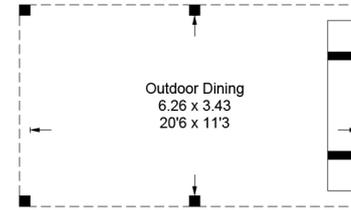




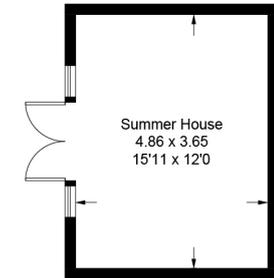
Approximate Gross Internal Area = 400.1 sq m / 4307 sq ft  
 Summer House = 17.7 sq m / 190 sq ft  
 Total = 417.8 sq m / 4497 sq ft  
 (Including Garage / Excluding Outdoor Dining / Void)



 = Reduced headroom below 1.5m / 5'0

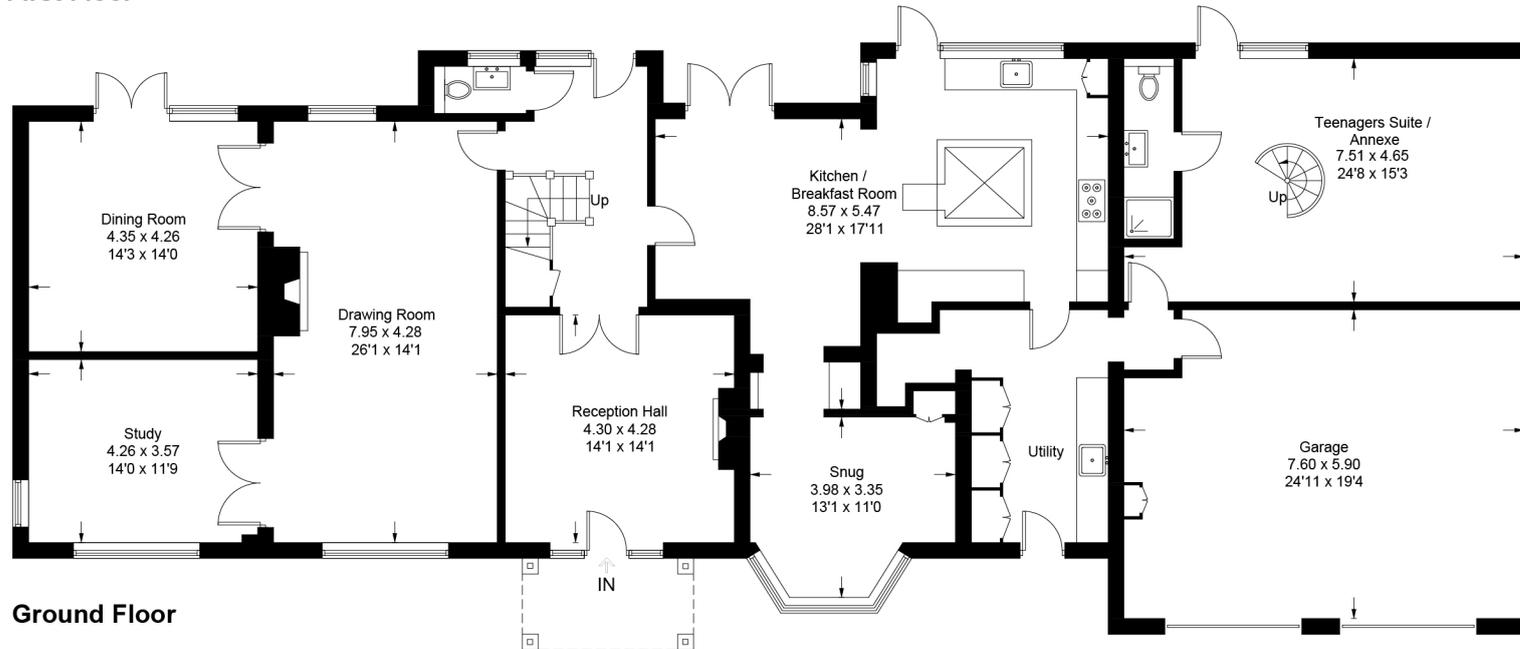


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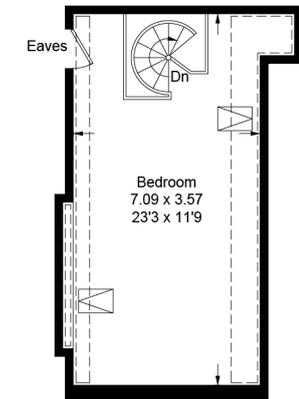


(Not Shown In Actual Location / Orientation)

**First Floor**



**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. (ID1196867)