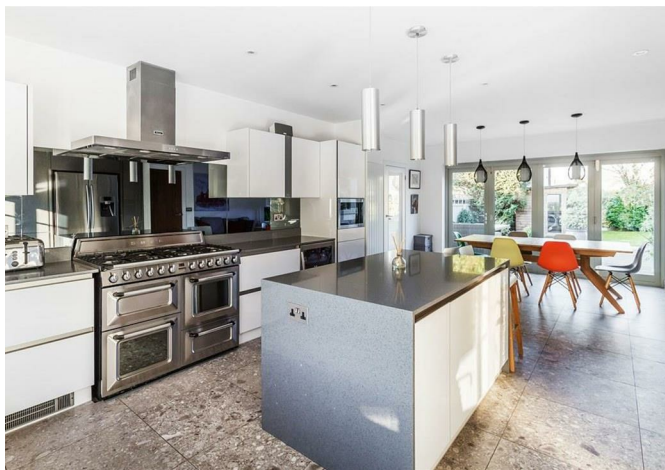




36 Church Road, Leatherhead, Surrey, KT22 8BD

Price Guide £1,475,000



- STYLISH DETACHED FAMILY HOUSE
- SUPERB VAULTED SITTING ROOM
- FABULOUS KITCHEN/DINING ROOM
- DELIGHTFUL OUTLOOK
- LANDSCAPED GARDENS
- FIVE DOUBLE BEDROOMS
- 22' 11" LIVING ROOM
- TWO ENSUITES + FAMILY BATHROOM
- GARAGE & PARKING
- SHORT WALK TO SCHOOLS & STATION

Description

This stylish detached family home is well presented, offering a bright and contemporary space in an idyllic location on the south side of Leatherhead with wonderful views of the historic church and the Surrey hills . The house is well positioned with only a short walk from the Town centre, Train station, Theatre, Waitrose and local schools (including St Johns) with delightful Countryside/river walks.

Enjoying an outlook to the front over St Mary's parish church and distant views towards Norbury Park, it's c.2,592 sq.ft of accommodation includes a fabulous open plan Kitchen/Dining room, a superb Sitting Room with vaulted ceiling, 22'11" Living Room, a master bedroom suite, 2nd bedroom with en-suite together with 3 further double bedrooms and family bathroom.

Other features include a spacious hall with galleried landing, ground floor cloakroom, garage, separate utility room and landscaped rear garden.

Ideal for downsizers or families, should be seen.

Tenure	Freehold
EPC	C
Council Tax Band	G

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

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 north of Leatherhead and provides access to the motorway together with Gatwick and Heathrow Airports.


There is a wide range of quality private and state schooling in the general area. Private schools include St. John's & Downsend Prep School, City of London Freeman's School and state schools include St Andrew's RC School and Therfield Secondary School.

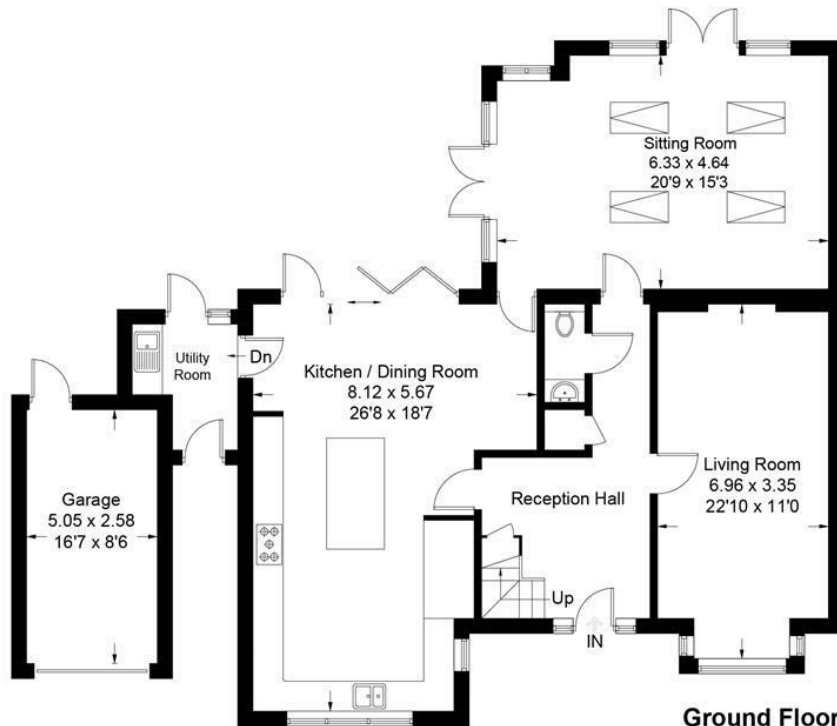
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club and in Leatherhead Tyrrells Wood Golf Club and the Beaverbrook Private Members Club with its world class golf course set in 400 acres.



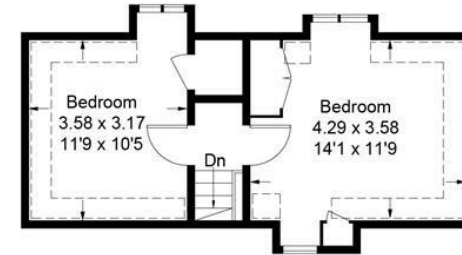
Approximate Gross Internal Area = 227.6 sq m / 2450 sq ft
(Including Reduced Headroom)
Garage = 13.2 sq m / 142 sq ft
Total = 240.8 sq m / 2592 sq ft



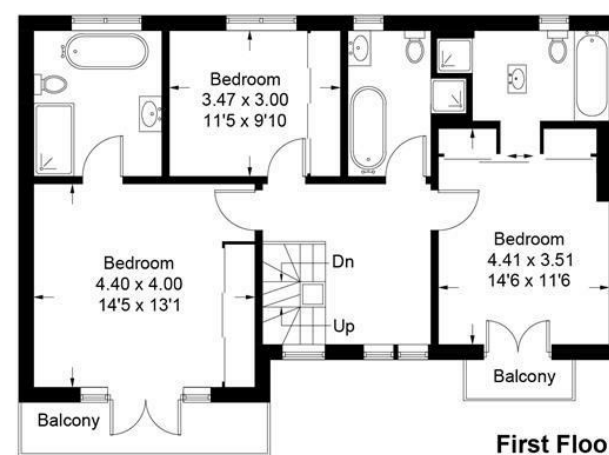
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second 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. (ID305673)
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