



1 Givons House, Garden Close, Givons Grove, Leatherhead, KT22 8LU

Price Guide £675,000





- BRAND NEW END OF TERRACE MEWS STYLE HOME
- 2 PARKING SPACES
- OPEN PLAN KITCHEN/LIVING ROOM
- FAMILY BATHROOM & SEPARATE SHOWER ROOM
- 10 YEAR WARRANTY
- SOUGHT AFTER PRIVATE ESTATE
- UNDERFLOOR HEATING TO BOTH FLOORS
- 3 DOUBLE BEDROOMS
- PRIVATE GARDEN
- READY TO MOVE INTO NOW



## Description

Located on this sought after private estate, this end of terrace brand new mews style home, being just one of 4 new homes, has been completed to a high standard by Gearing Developments and is now ready for immediate occupation.

Offered with a 10 year Warranty from AHCI, this house comes with a two parking spaces (one with dedicated electric charging point), secure cycle store and covered bin space. There are also two visitor spaces to be shared with neighbours. The house features oak veneered internal doors, is double glazed and there is gas fired water underfloor heating to both ground and first floors.

The accommodation on the ground floor comprises a large double aspect open plan kitchen/living room. The kitchen area is beautifully appointed with an array of integrated appliances with composite quartz worktops. The remainder of the ground floor includes an inner hall with stairs to first floor, built in cupboard with space for washing machine, double bedroom and ground floor shower room.

On the first floor there are two more double bedrooms and a spacious family bathroom.

Outside there a a lawned garden enclosed with ranch style fencing and an attractive outlook over adjoining Green Belt grazing land.

Each owner will have a 1/4 share in Givons House Freehold Ltd who will be responsible for the common parts. A draft service budget has been completed by Patrick Gardner Management Co Ltd which will cover gardening, insurance, TPO reserve fund etc.

\*photos are staged with CGI photography\*

## Situation

The property is situated on the sought after private Givons Grove Estate and is located approximately a mile south of Leatherhead town centre. Within a short drive is Polesden Lacey, Denbies Wine Estate, Norbury Park and Bocketts Farm.

Leatherhead town centre offers an excellent range of shopping facilities including Waitrose in Church Street, Nuffield Health Centre, Leatherhead Leisure Centre at Fetcham Grove and main line railway station just off Station Road which provides fast and frequent services to London Waterloo & Victoria.

There is private schooling at Downsend & St. John's School in Leatherhead, Boxhill School at Mickleham whilst at Ashted is City of London Freeman's School. There are also excellent primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School.

Gatwick and Heathrow International Airports can be easily accessed via nearby Junction 9 of the M25 and the A3 at Cobham provides fast commuter access to London and the West End.

**Tenure**

**EPC**

**Council Tax Band**

**Givons Grove Estate Road Charge**

**Draft Givons House Service Charge**

Freehold

C

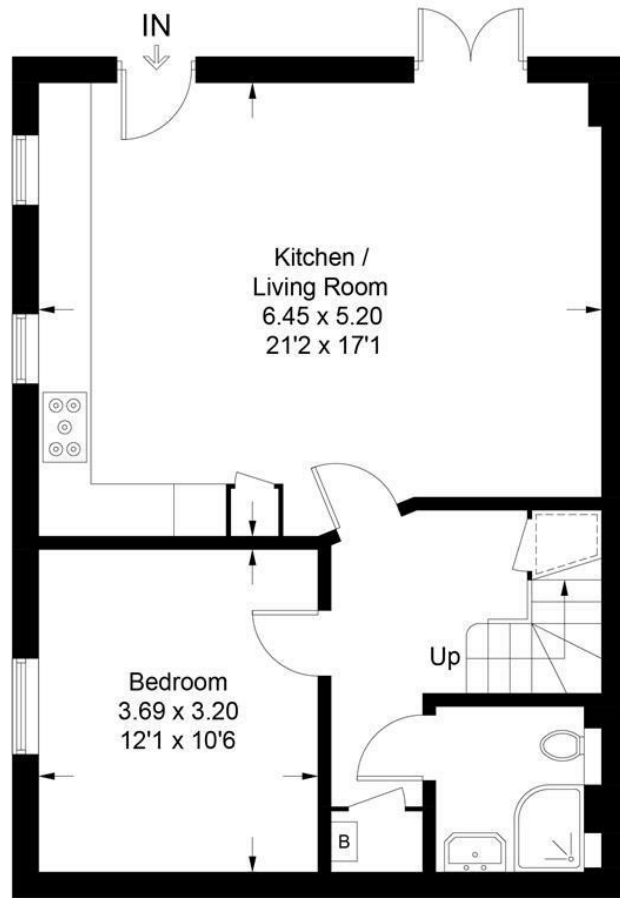
New Build

£325 per annum


£1725 per annum

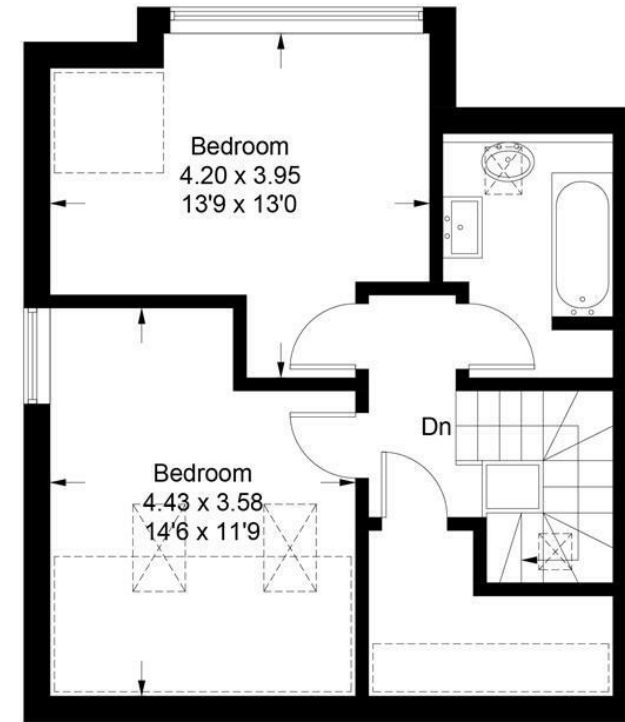


Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**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. (ID1179579)

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