



Magnolia Cottage, 6 Waverley Place, Leatherhead, Surrey, KT22 8AS

Price Guide £650,000



- STYLISH SEMI-DETACHED HOUSE
- TOWN CENTRE WITH PARKING
- THREE DOUBLE BEDROOMS
- TWO MODERN BATHROOMS
- SEPARATE UTILITY ROOM & CLOAKROOM
- OPEN PLAN KITCHEN/DINING ROOM
- SITTING ROOM WITH LOG BURNING STOVE
- SOUTH WEST FACING GARDEN
- DELIGHTFUL VERANDA
- NEW ROOF 2020

Description

This stylish and beautifully appointed three double bedroom house combines character with modern styling whilst enjoying a lovely South West facing garden and parking.

The heart of the home is the stunning open plan kitchen/dining room featuring a breakfast bar peninsula, family area, space for a dining table, separate utility room, cloakroom and bi-folding doors to the garden. The adjoining sitting room has fitted book shelves and cabinets each side of the chimney with log-burning stove.

On the first floor are three generous double bedrooms, each fitted with bespoke wardrobes providing excellent storage. The principal bedroom enjoys a stylish en-suite shower room with a large walk-in shower, while the remaining bedrooms are served by a modern family bathroom.

Beautifully maintained, the South West facing garden provides a delightful and quiet outside environment. Centred around a mature magnolia tree, there is abundance of established planting, neat paving and a comfortable covered seating area, perfect for relaxing or dining.

Situation

Located in Leatherheads conservation area, Magnolia Cottage is within a short of the town centre and station, Parish Church, Library, Nuffield Health Fitness & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose whilst Boots and Sainsbury's are in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including Therfield, St Andrews Catholic School, St John's and Downsend.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the motorway network, Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.

Tenure

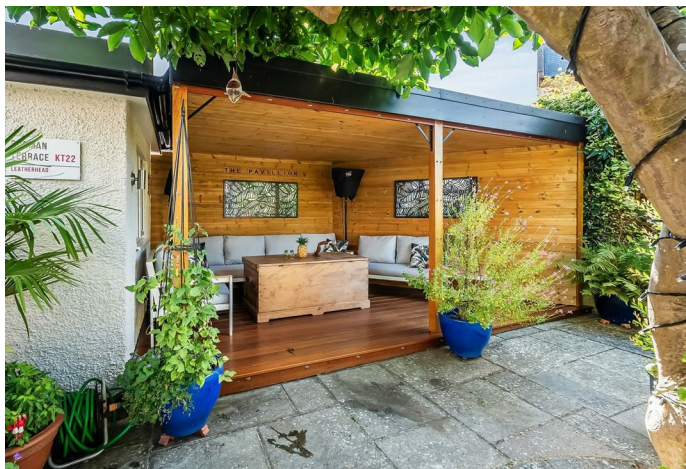
EPC

Council Tax Band

Freehold

C

F



Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft
(Excluding Carport / Pavillion)



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. (ID1323555)
www.bagshawandhardy.com © 2026

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

