



Hawks Ridge, 22 St. Marys Road, Leatherhead, Surrey, KT22 8EY

Price Guide £1,150,000



- DETACHED SPLIT LEVEL HOME
- SHORT WALK TO TOWN CENTRE
- LARGE LIVING ROOM
- TWO DOUBLE BEDROOMS & TWO BATHROOMS
- ADDITIONAL RECEPTION ROOM
- GREAT VIEWS ON SOUGHT AFTER PRIVATE ROAD
- GREAT POTENTIAL FOR MODERNISATION
- KITCHEN, DINING ROOM & SUN ROOM
- BEDROOM 3/STUDY & BEDROOM 4/GAMES ROOM
- DOUBLE GARAGE & LOVELY GARDENS

## Description

This detached split level home is set on a sought after private road and enjoys amazing south westerly views towards Norbury Park being conveniently positioned just a few minutes' walk to the town centre shops. Whilst it has great potential for modernisation the rooms are spacious and bright.

Internally, there is a large entrance hall with large coats cupboard. The main living room lays immediately ahead and on entering this spacious room you are immediately drawn to the large picture window with elevated country views beyond. Doors from this room lead to the dining room and sun room with this space easily altered to be one room is desired. Patio doors lead out onto a large terrace when there is space for a table and chairs. The kitchen, which overlooks the front of the property, has space for a circular breakfast table and enjoys the convenience of an adjoining utility room.

On this level are two double bedrooms (both with fitted wardrobes) and two bathrooms. The principal bedroom with it's ensuite is set at the rear and again there are great south westerly views.

A staircase leads directly down to additional living space on the lower ground floor where there is direct access into the rear garden. There are 3 rooms and one is presently used as a bedroom and the other as a games room. From the 3rd room, a door leads into a spacious cellarage space ideal for storage. Useful for maintaining services is access from the cellarage area to a small door with crawl space beyond.

The rear garden is attractively landscaped and beautifully maintained. It is stocked with many specimen shrubs, plants and spring bulbs being about 85' deep. To the front, there is ample off road visitor parking together with an attached double garage (electric up and over door).

## Situation

St Mary's Road is within a 5-7 minute walk the town centre, Leatherhead Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School , Therfield, St Andrews and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacey and Norbury Park.

**Tenure**

**EPC**

**Council Tax Band**

**Private residents' owned road**

**Freehold**

**D**

**G**

**Road Charge - £100 p.a.**



Approximate Gross Internal Area = 237.3 sq m / 2554 sq ft  
Garage = 25.4 sq m / 273 sq ft  
Total = 262.7 sq m / 2827 sq ft



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. (ID1268910)  
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
Tel: 01372 360078 Email: leatherhead@patrickgardner.com  
www.patrickgardner.com

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