



 **patrick  
gardner**  
RESIDENTIAL

Sleepy Valley Headley Road, Leatherhead, Surrey, KT22 8PT

Asking Price £1,925,000



- SUBSTANTIAL DETACHED RESIDENCE
- 4/5 BEDROOMS
- 3 RECEPTION ROOMS
- QUALITY CABINETS AND APPLIANCES
- GATED DRIVEWAY AND PARKING
- OVER 4,000 SQ FT
- 4 EN-SUITE BATHROOMS
- KITCHEN/BREAKFAST/FAMILY ROOM
- 0.4 ACRE PLOT
- DETACHED DOUBLE GARAGE

## Description

An impressive double fronted detached residence with a lovely Georgian style facade and offering beautifully appointed accommodation of just over 4,000 sq ft.

Approached by an electric gate onto a long driveway which provides additional parking and sweeps around to a large detached garage.

The imposing portico entrance leads to the hall, deep windows create a particularly bright interior on the ground floor which includes drawing room with dual aspect and period style fireplace, separate dining room, cloakroom and study. The hub of the house is a large kitchen/breakfast room/family room which includes quality fitted cabinets, granite worksurfaces, appliances and a part vaulted ceiling with french doors and fanlight window.

The turning staircase leads to a galleried landing, principle bedroom with dressing room and large en-suite bathroom with 5 piece suite and 3 further bedrooms, all with en-suite bathrooms. On the third storey a 24' x 22' room offers flexible space for a multitude of potential uses (currently a media room and also includes an en-suite shower room and plant room.

The plot extends to 0.4 of an acre with mainly lawn to the rear which offers a high degree of seclusion.

## Situation

Located on the very popular south side of Leatherhead, the property is located within walking distance of the town centre, Parish Church, Library and Nuffield Health Fitness & Wellbeing Gym.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket within the part covered Swan Shopping Centre. In nearby Church Street is a Little 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 and Downsend School whilst at nearby Mickleham is Box Hill School.

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. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

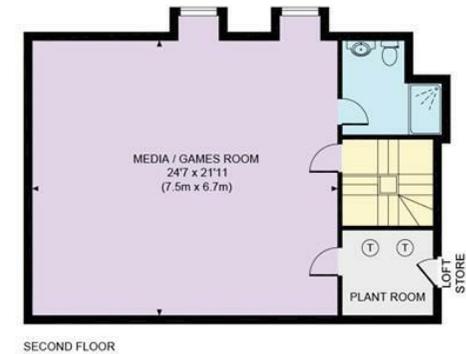
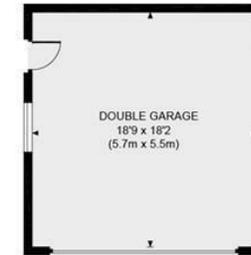
There are numerous golf course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	H
<b>Lease</b>	Add text here
<b>Service Charge</b>	Add text here
<b>Ground Rent</b>	Add text here





Approximate Gross Internal Area  
3974 sq ft / 369.2 sq m  
Approximate Gross Internal Area Outbuildings  
337 sq ft / 31.3 sq m



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