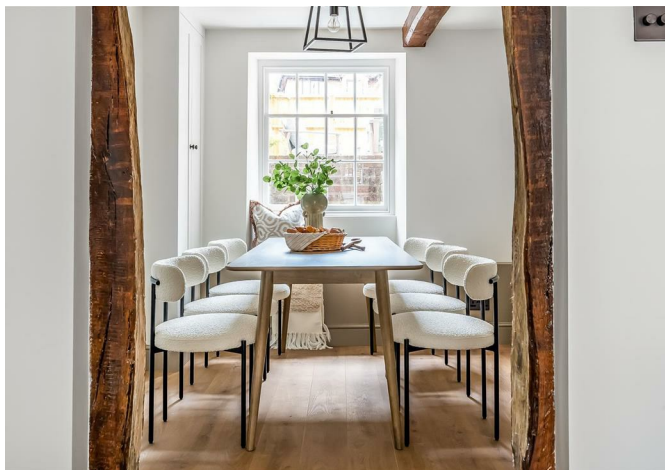




Fairbrook House, 32 Bridge Street, Leatherhead, Surrey, KT22 8BZ

Price Guide £875,000





- FULLY RESTORED GEORGIAN TOWNHOUSE
- 10 YEAR STRUCTURAL WARRANTY
- NEW WIRING & NEW HEATING SYSTEM
- LIGHTWAVE LIGHTING SYSTEM (APP OPERABLE)
- FRONT & REAR COURTYARD GARDENS
- 1589 SQ.FT. - READY NOW
- BESPOKE KITCHEN WITH INTEGRATED APPLIANCES
- IMPRESSIVE PRINCIPAL BEDROOM ENSUITE
- CAT6 TO ASSIST SEAMLESS WIRELESS SIGNAL
- 2 CAR PARKING SPACES & ELECTRIC CHARGING POINT



## Description

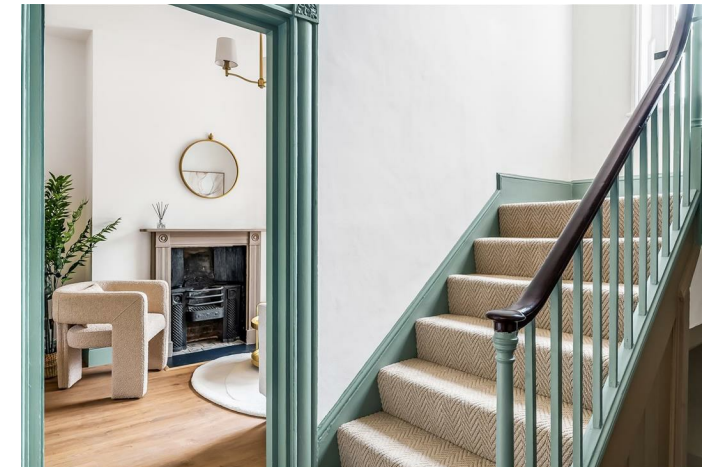
The repurposing and restoration of this Grade II Listed Georgian townhouse has now been delivered by a team of Award winning professionals which includes interior designers, specialist heritage Architects, main contractor and now available for sale with a reassurance of mind 10 year Advantage Home Construction Insurance Warranty.

Decorated internally in a sympathetically considered colour scheme, the kitchen and bathroom layouts are styled to reflect this building's heritage. The kitchen's layout and units were provided by Kitchens Bespoke based in East Grinstead and the bathroom sanitaryware was supplied by Cuckfield Bathrooms. The kitchen features quartz worktops and an oil treated timber worktop island with quality integrated appliances from Bosch and Caple including an undercounter fan oven, combi microwave oven, a 5 zone induction hob, fridge/freezer and dishwasher. The bathrooms all have individually controlled underfloor electric heat pads. The principal bedroom suite features a 4 piece ensuite bathroom which includes a freestanding glazed cubicle with rain shower and freestanding double curved bath. The two further bedrooms are supported by a luxurious family bathroom.

The Vaillant combination boiler provides underfloor heating to the Lower Ground Floor and to antique style cast iron radiators on the upper floors. To ensure wifi signal strength can be maintained there is concealed CAT6 cabling which would allow for fixing of booster units if required.

Externally, there is a front wall enclosed courtyard and fenced rear courtyard with external electric power and lighting and bike store. There are also 2 parking spaces with automated sensor lighting and dedicated electric charging points.

Each house will be responsible for 2.17% of the cost of maintaining/repairing the access way from Emlyn Lane.



## Location

Fairbrook House is conveniently located just minutes' walk from the town centre and riverside walks together with other amenities including the mainline railway station and Leatherhead's Leisure Centre.

Leatherhead town centre offers a variety of shops including the part covered Swan Shopping Centre which includes a Boots, WH Smith and Sainsbury's Supermarket. 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 Downsland School whilst at nearby Mickleham is Box Hill School.

About 10 minutes' walk away, is Leatherhead's mainline railway station offering commuter access to London Waterloo & Victoria and south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with 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 courses nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.

N.B. In order to reserve the property, a reservation form will need to be completed and a reservation deposit of £2,500 paid. If for any reason, your purchase does not proceed the developer reserves the right to retain a reasonable sum towards their abortive costs.

### Tenure

### EPC

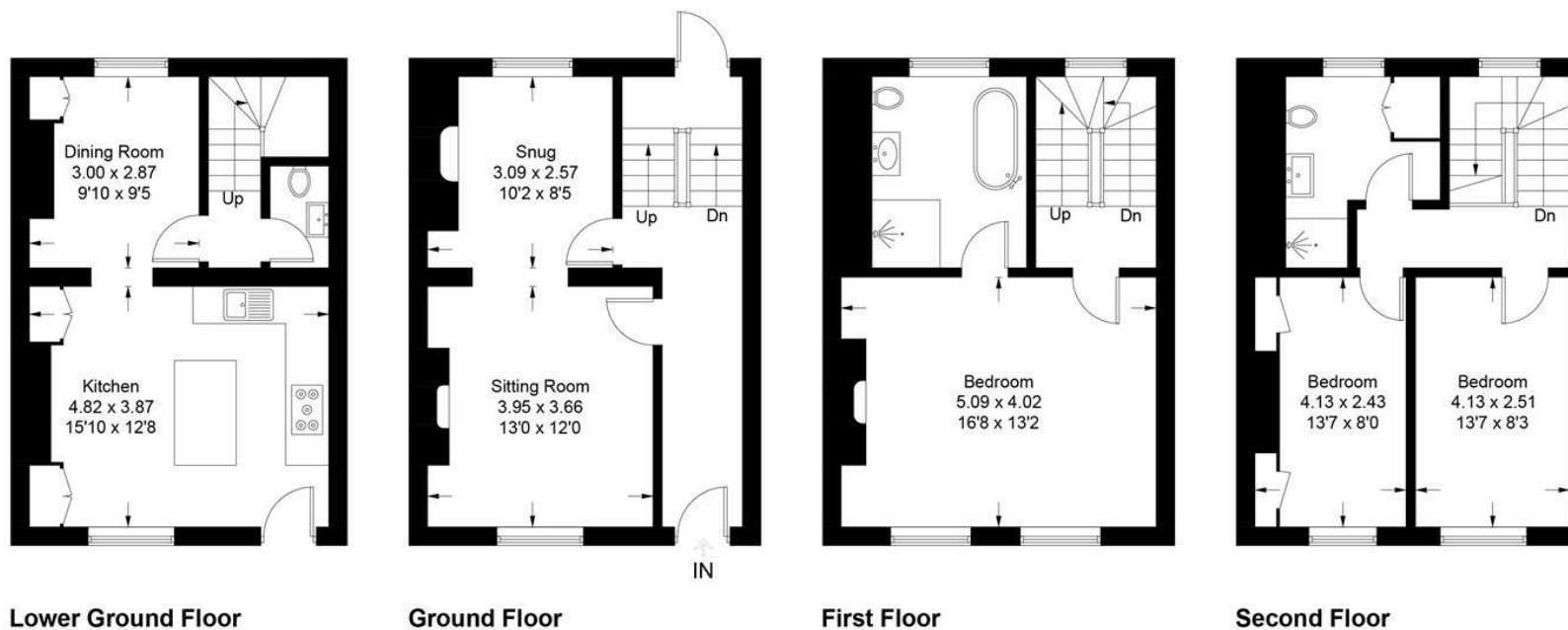
### Council Tax Band

Freehold

Listed - exempt

Classed as a New Build - to be assessed

Approximate Gross Internal Area = 147.6 sq m / 1589 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. (ID1232988)  
www.bagshawandhardy.com © 2025

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.

