



67B Highlands Road, Leatherhead, KT22 8NW

Price Guide £1,595,000



- BRAND NEW 5 BEDROOM DETACHED HOUSE
- 33' KITCHEN/DINING/LIVING ROOM
- FORMAL LIVING ROOM WITH BAY WINDOW
- FABULOUS LUXURY BATHROOMS
- FAVOURED SOUTH SIDE LOCATION
- REAR GARDEN WITH OPEN OUTLOOK
- WALL MOUNTED FEATURE FIREPLACE
- SUPERB MASTER BEDROOM
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- EASY WALK INTO LEATHERHEAD TOWN CENTRE

## Description

Brand new 5 bedroom detached house now ready for occupation. This stunning property is conveniently located in a generous plot on the favoured south side of Leatherhead. The property offers spacious living with five generous bedrooms and three luxury bathrooms.

Once inside, you are greeted by a spacious entrance hall. A generous living room with attractive bay window, as well as a separate TV snug or study/office, are located to the front of the property. The open plan kitchen/breakfast/family room extends to 33ft with a custom built kitchen including Neff appliances, Silestone quartz worktops, and a stunning central island. This expansive hub of the home boasts a family area, bi-folding doors to the rear garden and wood effect Herringbone Amtico flooring. A downstairs cloakroom, and fully fitted utility room completes the ground floor.

The principal bedroom suite with dressing area and a large, luxury ensuite bathroom is a particular feature of the first floor. Bedrooms 2 and 3 are finished with fitted double wardrobes. Superbly appointed bathrooms include Villeroy & Boch sanitary ware, Porcelanosa marble effect tiles and Hansgrohe fixtures and fittings.

The property boasts a private terrace, landscaped garden, and garage with EV charging point as well as benefitting from cutting edge Air Source Heat Pump technology, under floor heating, and a 10 year NHBC Build Warranty.



## Situation

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

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in 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's mainline railway station offers commuter access to London Waterloo & Victoria and access 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 course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.

### Tenure

Freehold

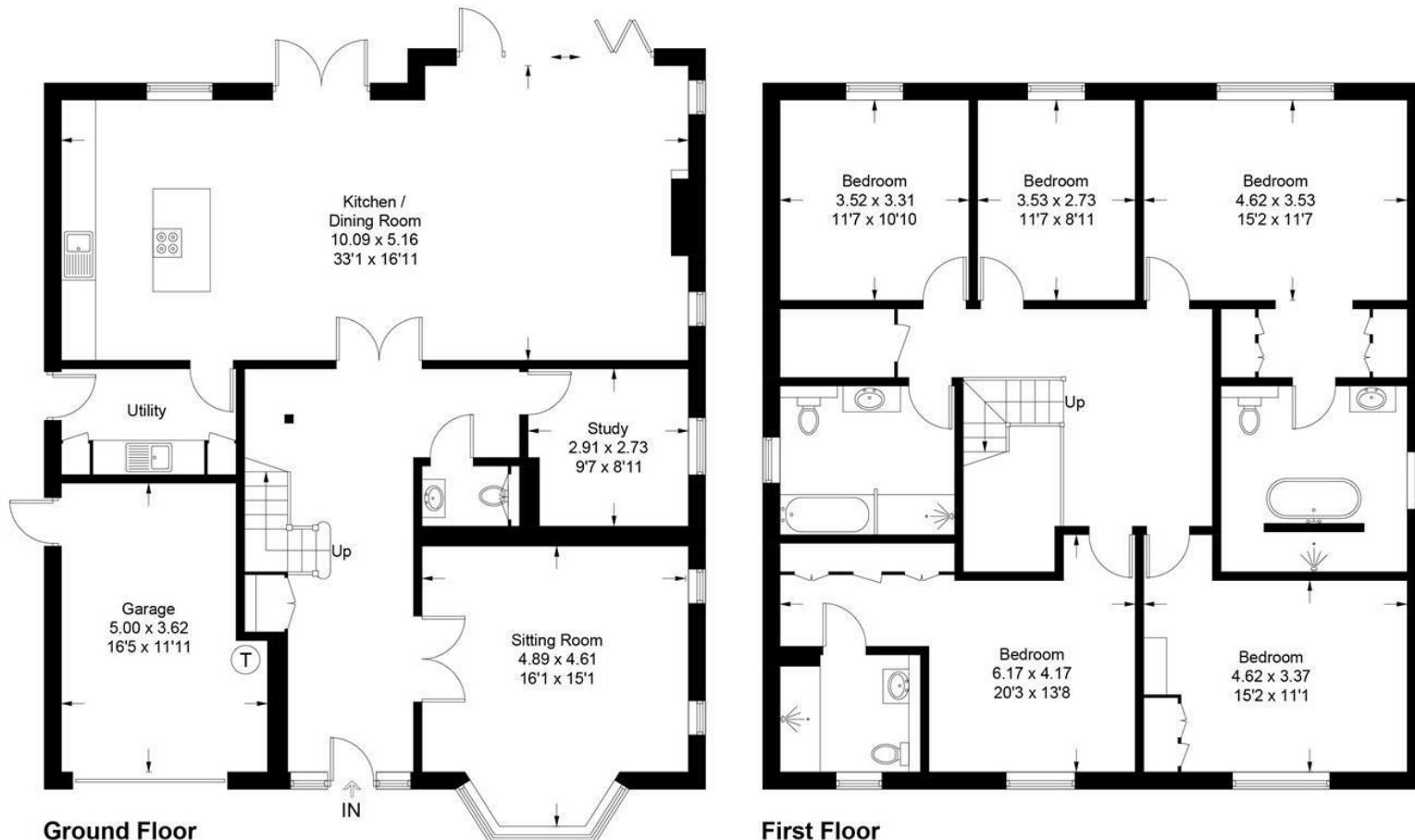
### EPC

TBA

### Council Tax Band

TBA

Approximate Gross Internal Area = 244.6 sq m / 2633 sq ft  
 Garage = 16.7 sq m / 180 sq ft  
 Total = 261.3 sq m / 2813 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. (ID1160548)

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