



1 Farm Cottages Randalls Road, Leatherhead, Surrey, KT22 7TH

Offers In Excess Of £600,000



- CHARMING COTTAGE
- 2 BATHROOMS
- LOG BURNER
- CLOAKROOM
- PARKING FOR 3 CARS

- 3 BEDROOMS
- 2 RECEPTION ROOMS
- RANGE COOKER
- ATTRACTIVE GARDEN
- OPEN FIELDS ACROSS THE ROAD

Description

A charming three bedroom Victorian Cottage which has been modernised to a high standard but not lost any of its original character.

This spacious accommodation includes two reception rooms and a large kitchen diner with French doors leading to a secluded garden with a large patio perfect for outdoor dining.

The first floor accommodation provides three bedrooms a family bathroom and en-suite shower to the master.

In addition the cottage is double glazed and fitted with gas central heating and the roof has been recently re-tiled. A wood burning stove provides a focal point in the snug area adjoining the kitchen.

Outside you will find off road parking for three cars and side access to the rear garden. Directly opposite is a path leading down to the river Mole and which offers stunning countryside walks.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose, Lidl and Sainsbury's. There is also a Nuffield Health Centre and the public leisure centre is located on the edge of the town.

The main line railway station is just over 5 minutes walk away and offers fast and frequent services north to London. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

There is a wide range of quality private and state schooling in the general area.

Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

Tenure

Freehold

EPC

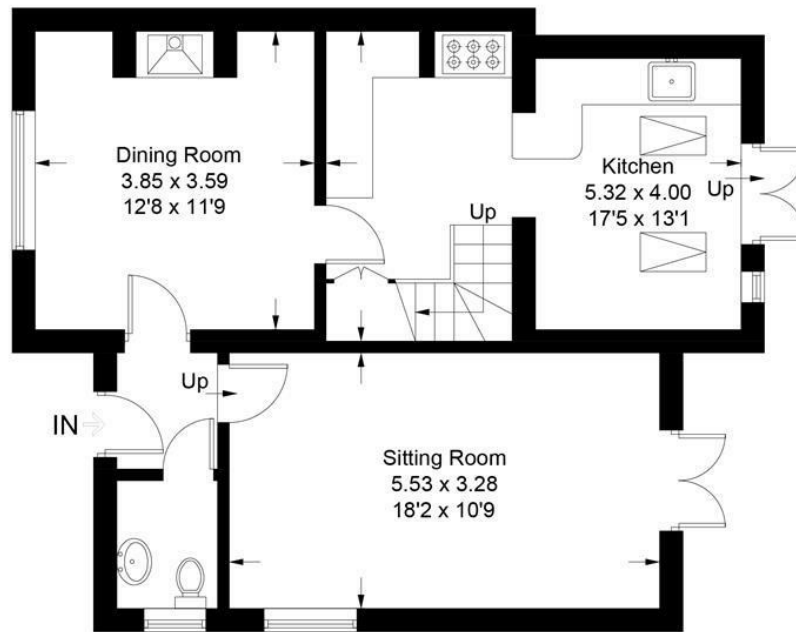
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Council Tax Band

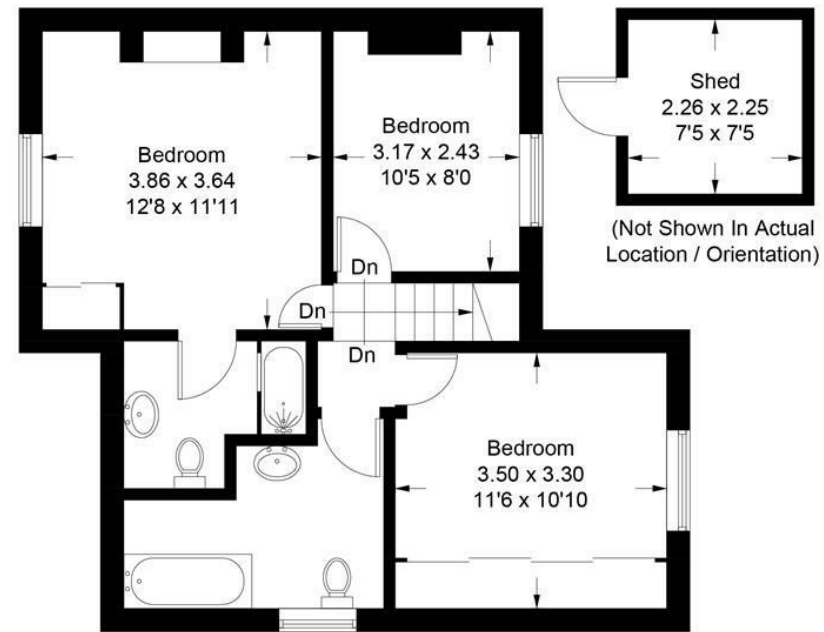
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Approximate Gross Internal Area = 108.0 sq m / 1162 sq ft
Shed = 5.1 sq m / 55 sq ft
Total = 113.1 sq m / 1217 sq ft



Ground Floor



First Floor

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. (ID924859)
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