



Green Mantle, Garden Close, Givons Grove, Leatherhead, KT22 8LR

Price Guide £1,850,000



- REMODELLED & BEAUTIFULLY REFURBISHED
- SOUGHT AFTER PRIVATE ESTATE
- SITTING ROOM WITH INGLENOOK FIREPLACE
- FORMAL DINING ROOM OR STUDY
- SUPERB OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- 3,234 SQ,FT ON 0.64 ACRE PLOT
- ENTRANCE HALL & CLOAKROOM
- SEPARATE UTILITY ROOM
- DOUBLE INTEGRAL GARAGE
- 5 BEDROOMS (3 ENSUITES) & FAMILY BATHROOM

Description

Set on the sought after Givons Grove private estate, this characterful detached family house has been thoughtfully and sympathetically extended to provide a spacious and well planned home which internally features contemporary living space. The current owners have twice extended the property and it now features double glazed windows and doors together with a multi-zone wet floor underfloor heating to the ground floor and traditional radiators to the first floor which is run through an energy efficient air source heat pump system.

Internally, the refurbishment has included to the ground floor high finishes with polished oak floor boards and marble tiles. The entrance hall is warm and welcoming with the original stain glazed windows retained. The triple aspect kitchen/breakfast/dining/family room makes for a superb hub of the home, being filled with light with floor to ceiling picture sliding doors allowing full access onto the rear garden. The handmade bespoke kitchen by Dorset Kitchens has been carefully designed with ample base cupboards, matching eye level cabinets and granite working surfaces, an array of Fisher & Paykel integrated appliances and features an angled breakfast bar. The separate utility room is also a good size and from there is a personal door through into the integral double garage as well as outside to the rear garden. The formal dining room which could also make a great work from home office features along one wall bespoke made to measure floor to ceiling height bookshelves. The triple aspect sitting room which is 30' overall in length enjoys lovely vistas over the rear, side and front garden and the working inglenook fireplace with log burning stove makes for a relaxing cosy space.

The first floor is reached via an easy rising staircase passing by a matching stained glass window on the half landing. All 5 bedrooms are double bedrooms, four of which have fitted wardrobes. The principal bedroom and two other bedrooms all have ensembles and the 4 piece family bathroom serves the remaining bedrooms.

Outside, to the front beyond the gated access there is ample visitor parking, integral double garage and electric car charging point. There is access around both sides of the house to the rear garden, which is mainly lawned with sun terrace, small garden pond and fenced and screened with shrubs to all boundaries.



Situation

The property is situated on the sought after private Givons Grove Estate and is located approximately a mile south of Leatherhead town centre. Within a short drive is Polesden Lacey, Denbies Wine Estate, Norbury Park and Bocketts Farm.

Leatherhead town centre offers an excellent range of shopping facilities including Waitrose in Church Street, Nuffield Health Centre, Leatherhead Leisure Centre at Fetcham Grove and main line railway station just off Station Road which provides fast and frequent services to London Waterloo & Victoria.

There is private schooling at Downsend & St. John's School in Leatherhead, Boxhill School at Mickleham whilst at Ashted is City of London Freeman's School. There are also excellent primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School.

Gatwick and Heathrow International Airports can be easily accessed via nearby Junction 9 of the M25 and the A3 at Cobham provides fast commuter access to London and the West End.

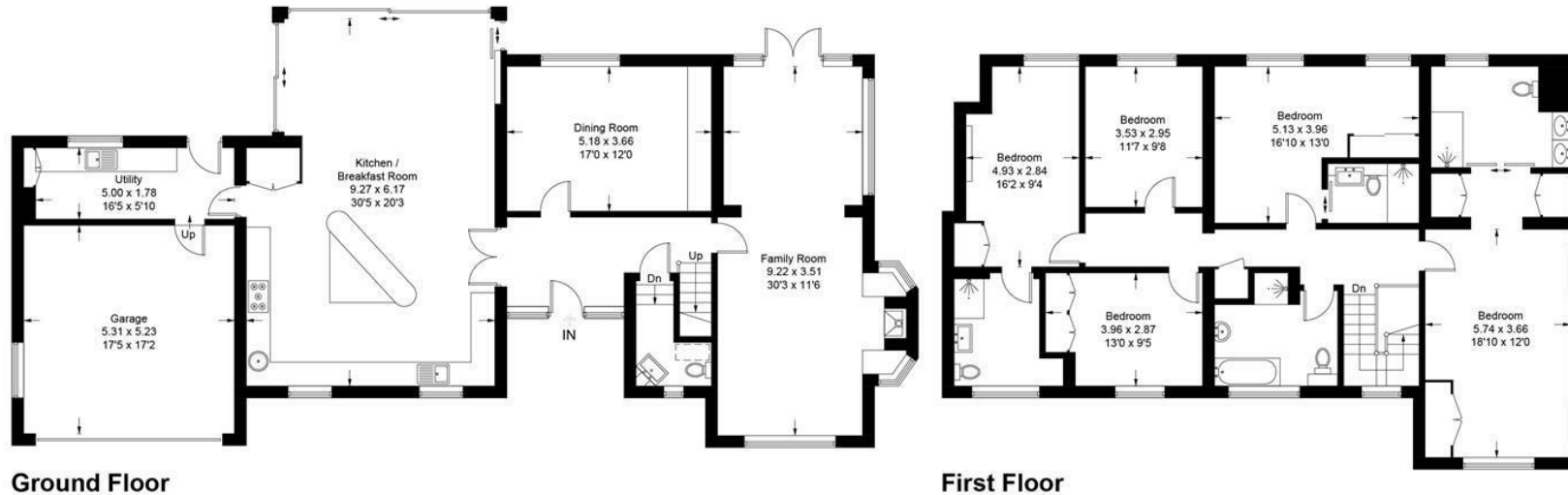
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is less than 10 minutes away. There are numerous golf course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham. The Beaverbrook country club with superb restaurants and private members golf course adjoins Givons Grove.

Tenure	Freehold
EPC	C
Council Tax Band	G
Estate/Road Charge	Presently £325 per annum

Approximate Gross Internal Area = 300.5 sq m / 3234 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



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. (ID1239230)
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