



The Lodge, Reigate Road, Leatherhead, Surrey, KT22 8QY

Price Guide £ 1,875,000



- SUPERBLY PRESENTED FAMILY HOME
- FOUR SEPARATE RECEPTION ROOMS
- PRINCIPAL BEDROOM SUITE
- GUEST/2ND BEDROOM WITH ENSUITE
- 3 FURTHER BEDROOMS & FAMILY BATHROOM
- SECLUDED ONE ACRE PLOT (0.92 ACRES)
- BRILLIANT KITCHEN/DINING/FAMILY ROOM
- LARGE UTILITY ROOM WITH 2ND W.C. OFF
- LARGE RECEPTION HALL & GUEST CLOAKROOM
- LARGE PRIVATE DRIVEWAY & GARAGING

Description

This superbly presented, thoughtfully extended and reconfigured family home offers over 3,750 sq.ft. of bright and airy accommodation over 2 floors on a lovely, just under one acre plot.

Approached via a brick edged sweeping gravel driveway, this contemporary style detached home provides for ready to 'move in' space in one of Leatherhead's most sought after roads.

The accommodation includes an enclosed porch, cloakroom, spacious reception hall, double aspect sitting room, a play room and snug. Not to be missed, being the 'hub' of the home is the superb open plan kitchen/family/dining room with bi-fold doors to two sides which open out onto a huge terrace - great for 'al fresco' entertaining. The kitchen area offers an array of base and eye level units with integrated appliances and granite working surfaces being complemented by a matching island unit with space under for breakfast stools etc.

On the first floor, off the galleried landing are the five double bedrooms and family bathroom. The spacious principal bedroom features double doors which open onto a glazed Juliette balcony, a walk-in wardrobe and large 5 piece suite bathroom. There is a guest bedroom suite including a full ensuite bathroom and the remaining bedrooms are served by a 5 piece family bathroom.

Outside, in addition to the large terrace is a further side patio area with seating area, timber pergola being an ideal outside family BBQ space. The remainder of the garden is laid to lawn, with bark chipped soft play area with mature boundary shrubs and trees providing for a high degree of seclusion.

Situation

Located on the very popular south side of Leatherhead, this property is about 15 minutes' walk from the town centre, mainline station and excellent local schools.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. The property is close to Norbury Park, Denbies wine estate, Bocketts Farm and Polesden Lacey providing great family outdoor entertainment. There are numerous golf courses including Beaverbrook, RAC and Tyrrells Wood.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's 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 Downsden School, Therfield School and St Andrews (RC) 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.

Tenure

Freehold

EPC

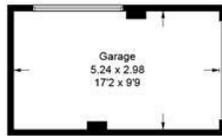
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Council Tax Band

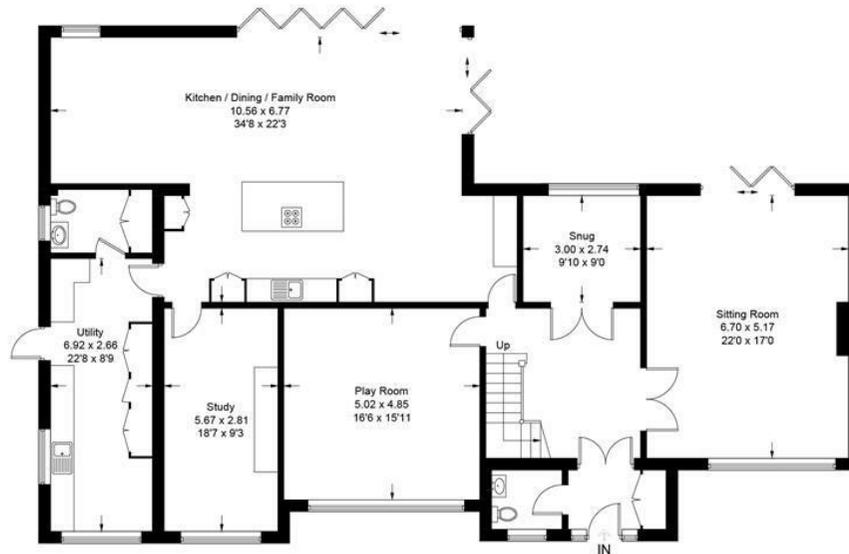
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Approximate Gross Internal Area = 349.6 sq m / 3763 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 365.3 sq m / 3932 sq ft



(Not Shown in Actual Location / Orientation)



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. (ID1081844)

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