Hamptons

INTERNATIONAL



Lower Road, Leatherhead, KT22

5 2 4

GUIDE PRICE

£1,400,000

(£1,400,000)

Property details



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Key features

- **3 Reception Rooms**
- **Study**
- **Kitchen Breakfast Room**
- **Utility & Cloakroom**
- **Principal Bedroom with Ensuite & B**
- **Four Further Bedrooms**
- **Family Bathroom**
- **Southerly Backing Garden**
- **Driveway Parking**
- **Garage**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

Originally constructed in the 1930s, this substantial detached home combines timeless character with spacious and highly flexible accommodation, occupying a superb mature plot and offering outstanding potential for modernisation.This impressive five-bedroom detached residence is a fine example of Arts & Crafts design, rich in period detail and architectural charm. The accommodation is well balanced and versatile, making it ideal for family living while providing an exciting opportunity for reconfiguration and updating to suit contemporary tastes.The welcoming ground floor offers four generous reception rooms, including an elegant sitting room and a formal dining room with garden outlooks, alongside a snug and study that provide excellent flexibility for home working or quieter living space. The kitchen is well proportioned and complemented by two large walk-in cupboards, a separate utility room and a cloakroom, all arranged for practical day-to-day living.To the first floor, five well-sized bedrooms are arranged around a central landing with a walk-in airing cupboard. The principal bedroom enjoys a private balcony overlooking the rear garden and benefits from its own en suite bathroom, while the remaining bedrooms are served by a family bathroom.Throughout the house are delightful original features, including beautiful Lutyens-style wooden doors, fireplaces and generous proportions, all contributing to the sense of elegance and character that defines this home.The property is approached via a private pea-shingle driveway providing ample off-street parking and access to an attached double garage.OutsideThe gardens are a particular highlight of the property and extend to approximately 110ft x 100ft (33m x 30m), enjoying a sunny southerly aspect and an exceptional degree of privacy. The rear garden is superbly established and beautifully maintained, featuring an extensive expanse of lawn bordered by deep, well-stocked flower and shrub beds, mature trees and hedging.A charming covered arbour leads onto a crazy-paved sun terrace, creating a wonderful setting for outdoor entertaining, while the lawned areas provide ample space for relaxation and recreation. The overall plot extends to just under half an acre, offering both tranquillity and seclusion in a delightful garden setting.SituationFetcham Village offers a range of eateries including both Italian and Indian restaurants, there is the advantage of a Sainsburys Local, Boots Chemist, GreenWise an organic food shop with cafe and William Dyer Deli, as well as local bistro pub The Bell. There is a good selection of both private & state schools, for example Manor House, St Teresa's, Danes Hill, Park Side, Eastwick infants & Junior, Fetcham Village Infants, Oakfield Junior school as well as St Johns, The Howard of Effingham & Therfield Secondary Schools. Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow Airports are within easy reach. Nearby Leatherhead offers a train station with direct trains into London as well as more extensive shopping, a cinema theatre, an array restaurants, bars and cafes. Leatherhead Leisure Centre offers a good variety of facilities. While for the outdoor enthusiast there are a number of local stables, golf courses, local commons and river walks as well as being near to Norbury Park, Polesden Lacey and it is even possible to hike to the local vineyard Denbies. Property Ref Number: HAM-64487







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international@hamptons.co.uk
+44 (0)20 8618 4551









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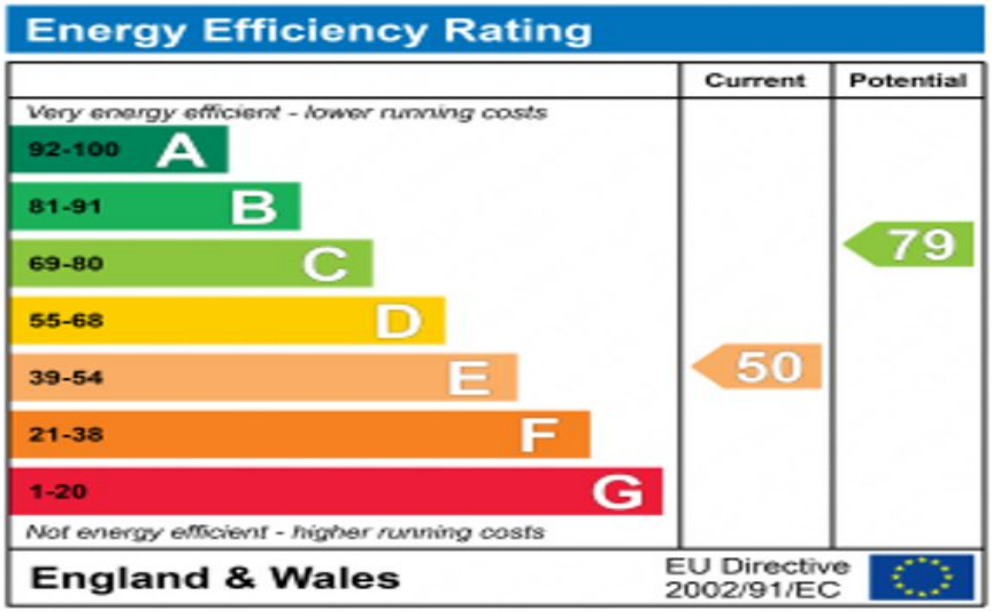




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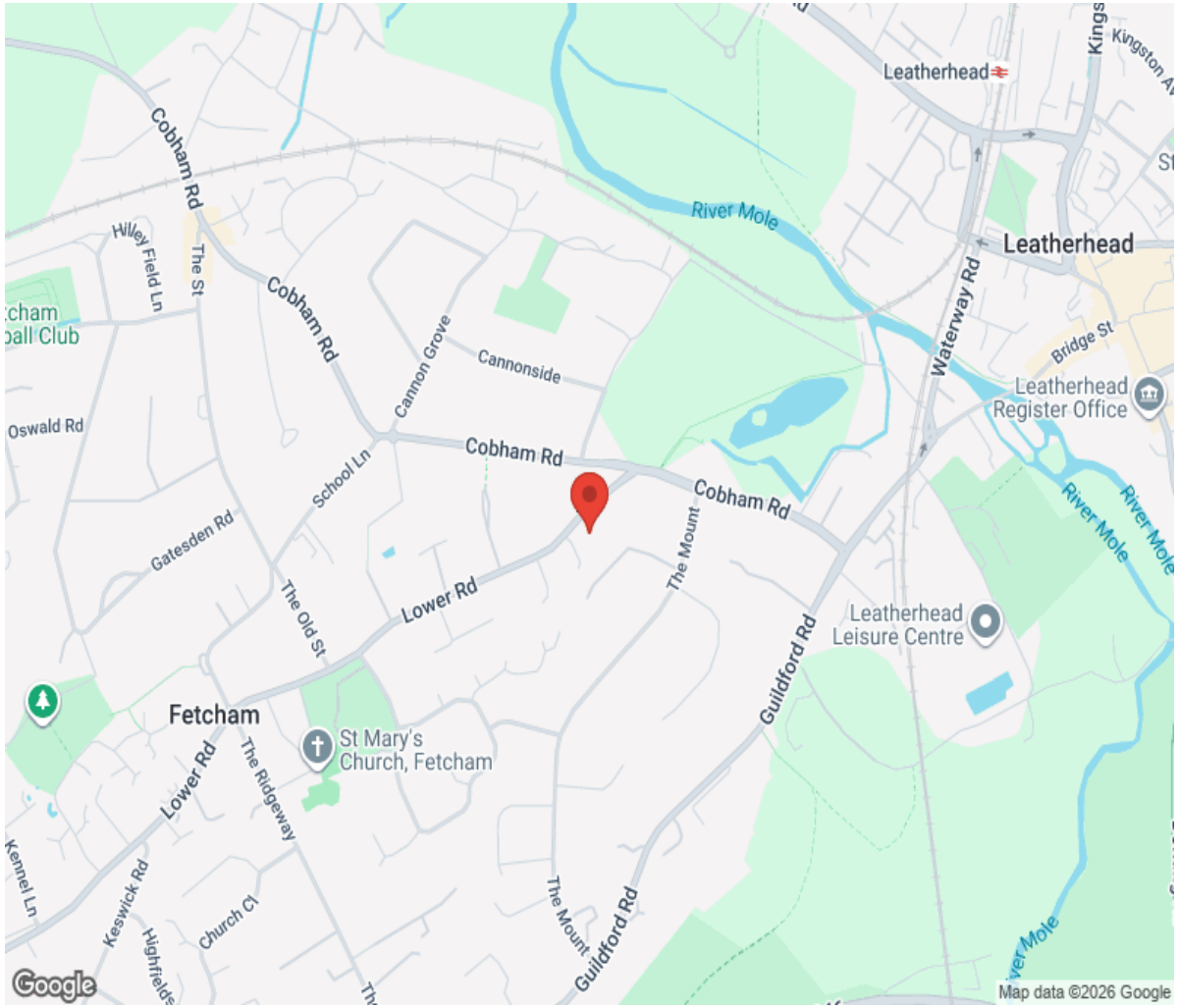
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Floor plan



Location





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