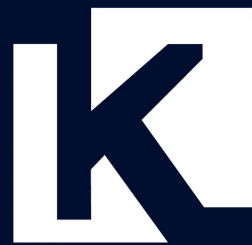




KAYBRIDGE
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Guildford Road

Leatherhead

In Excess of £1,800,000

Guildford Road

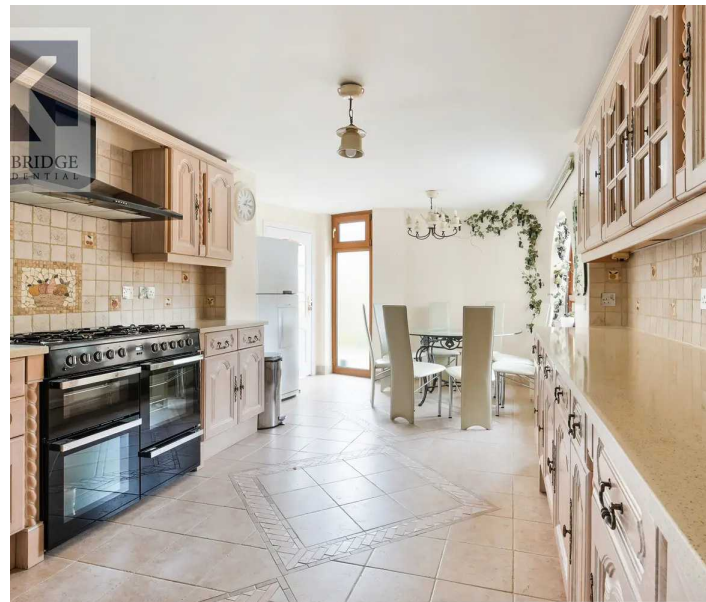
Leatherhead

- Gated detached family residence
- Seven bedrooms
- Six bathrooms
- Highly sought-after location
- Close proximity to Leatherhead town centre and mainline station
- Over 3200sqft of internal space
- Abundance of flexible accommodation
- Set on a plot approaching 1 acre

This impressive seven-bedroom detached house is a true gem, nestled within the highly sought-after location of Leatherhead. Offering over 3200sqft of internal space, this family residence presents an abundance of flexible accommodation for the modern lifestyle and is available with no-onward chain. With its close proximity to the town centre and mainline station, commuting and every-day conveniences are easily accessible.

As you step into the grand entrance hall, you are immediately greeted by the spaciousness and elegance this property exudes. Featuring seven bedrooms with fitted wardrobes and ceiling fans to principle bedrooms along with large walk-through loft space and six bathrooms, this home effortlessly combines comfort and style. The ground floor boasts two living and two dining areas with functional fireplace, creating an inviting space for family gatherings or entertaining.

The outside space of this property is truly magnificent. Set on a plot approaching 1 acre, the beautifully landscaped gardens are an oasis of tranquillity.





Guildford Road

Leatherhead

The outdoor pool with changing room, provides the perfect opportunity to relax and unwind on sunny days. The balcony offers breathtaking panoramic views of the surrounding gardens, making it a wonderful spot to enjoy a morning coffee or evening cocktail.

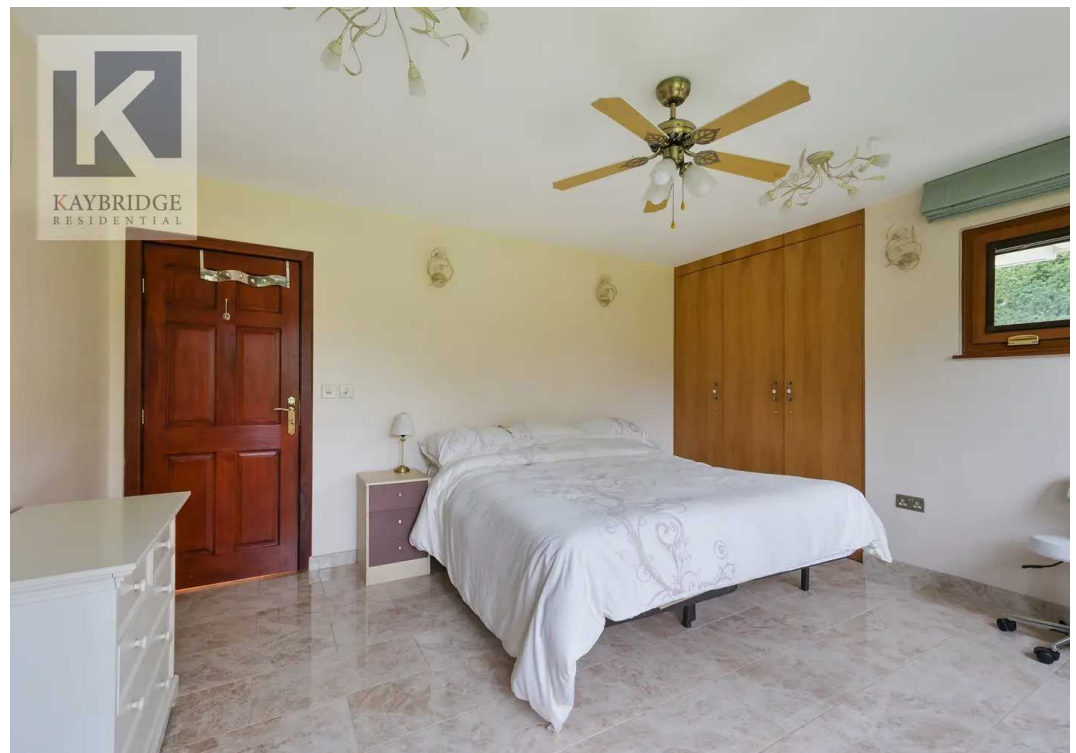
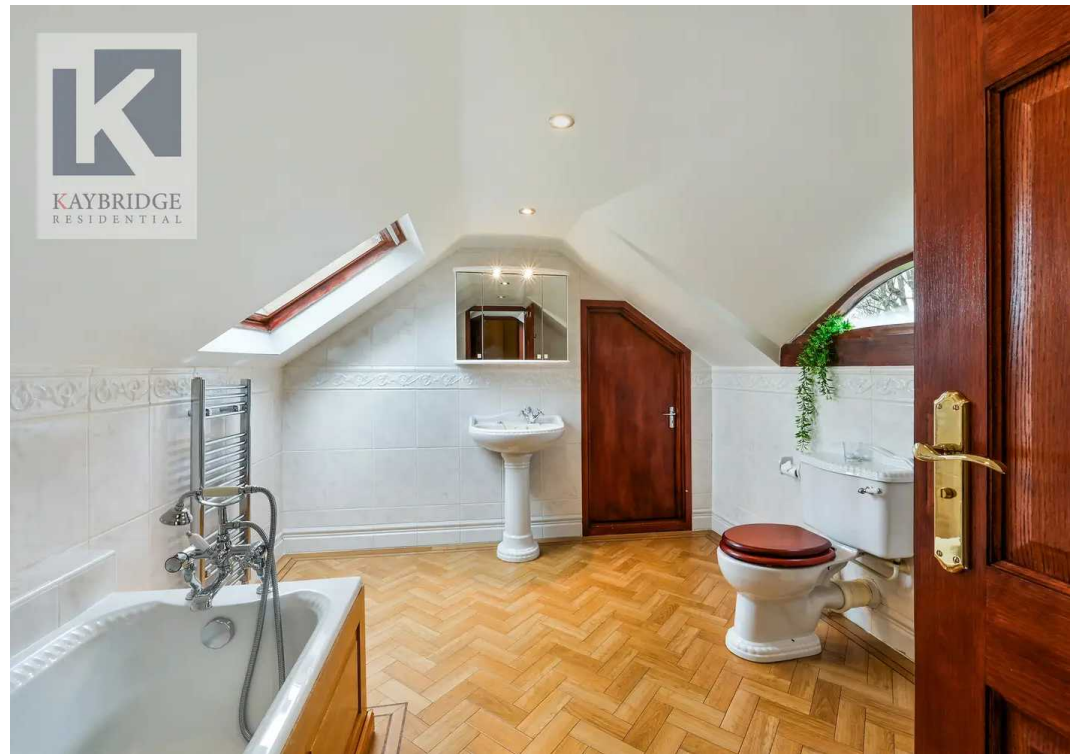
The grounds also feature CCTV, an electric main gate with intercom, large driveway with ample parking, ensuring there is plenty of space for multiple vehicles. The well-maintained gardens offer a variety of seating areas, allowing you to fully enjoy the peace and serenity of the surroundings. With extensive lawn space, you can host outdoor activities or simply enjoy a leisurely stroll. The lush greenery, mature trees, and flower beds add a touch of natural beauty to this already charming property.



With its incredible outside space and stunning property, this residence is an exceptional opportunity for those seeking comfort and elegance in a highly desirable location. Don't miss the chance to make this remarkable property your own, with the potential to extend further (STPP). Contact us today to arrange a viewing and experience the true beauty of this exceptional estate.

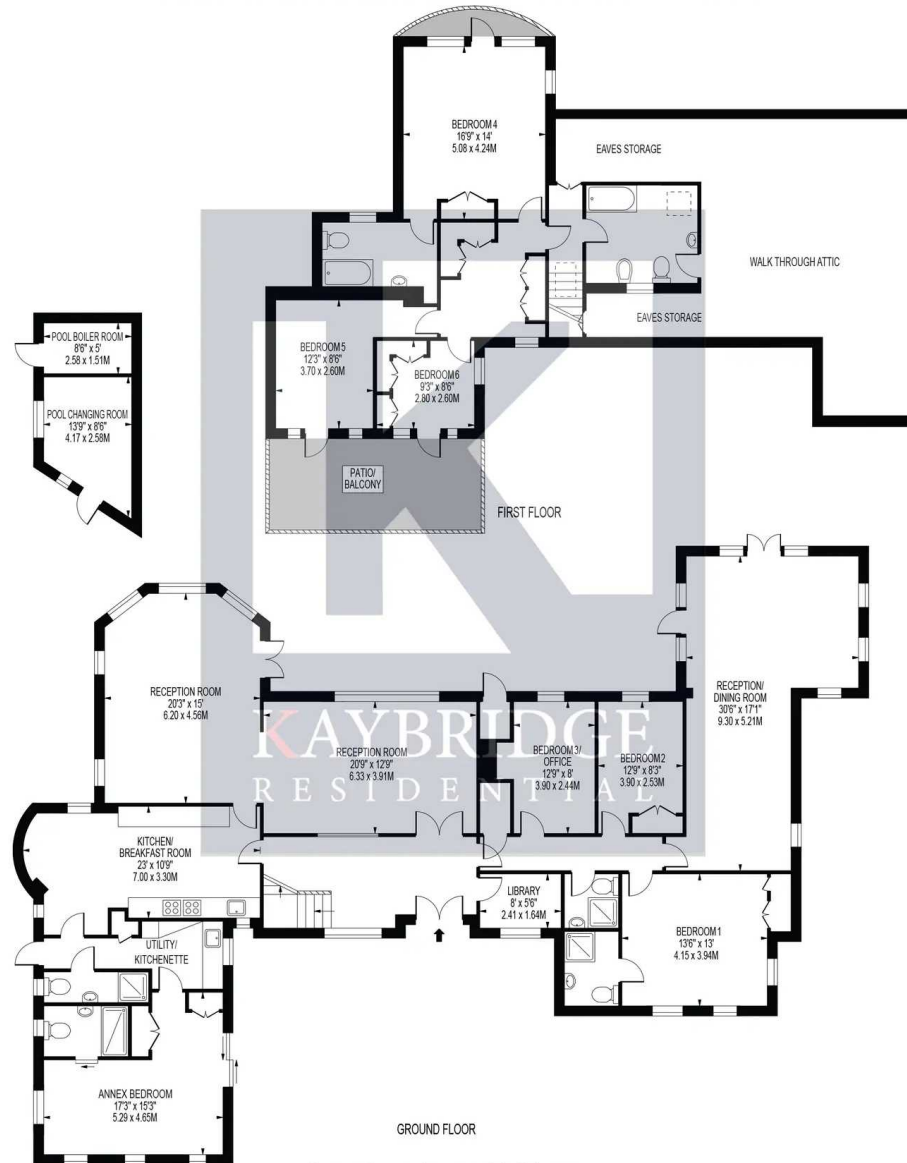
Council Tax band: H

Tenure: Freehold



HELI GUILDFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3211 SQ FT - 298.27 SQ M
(EXCLUDING OUTBUILDING AND EAVES STORAGE)
APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 139 SQ FT - 12.87 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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