



The Glebe

Leigh

OIEO £500,000

Property Features

- THREE BEDROOM SEMI DETACHED HOUSE
- CONTEMPORARY & VERSATILE ACCOMMODATION
- LARGE REAR GARDEN WITH HOME OFFICE/STUDIO
- POTENTIAL TO EXTEND TO THE REAR & INTO THE LOFT STPP
- MODERN FAMILY BATHROOM
- VILLAGE LOCATION OVERLOOKING GREEN
- SHORT WALK TO LOCAL SCHOOL & PUBS
- STYLISH KITCHEN/DINER
- SHORT DRIVE TO DORKING & REIGATE TOWN CENTRES
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE WALKS



Full Description

A contemporary and beautifully presented, semi-detached family home which has recently been updated to a high standard. Offering three bedrooms, generous front and rear gardens and exciting potential for extensions to the rear and up into the loft STPP. Located in a popular cul de sac overlooking the green in the popular village of Leigh, this home is perfect for growing families looking for a peaceful setting whilst being a short drive to Dorking and Reigate town centres.

The property begins through an inviting hallway with convenient built-in understairs storage and practical wood effect flooring which leads to a bright front-aspect lounge. This cosy living area offers ample space for comfortable seating and enjoys pretty views overlooking the front garden and across the green. The room benefits from a fully lined chimney breast, offering the new owners the potential to add a wood burning stove if desired. To the rear is the open plan kitchen/dining room, fitted with sleek contemporary gloss units, integrated appliances including a fridge/freezer and dishwasher. A stylish breakfast bar offers functionality and creates a wonderful space to enjoy informal meals with family. There is a dedicated space for a dining table and chairs next to the French doors which open directly onto the garden, creating a seamless indoor-outdoor connection as well as flooding the space with natural light. A useful utility cupboard provides practical storage, while a separate W/C and a side access door add convenience.

Upstairs, a spacious landing leads to three well-proportioned bedrooms. The main bedroom is a generous double, complete with a built-in wardrobe and two additional storage cupboards. Bedroom two, another double, is bright and airy with lovely views overlooking the garden, featuring clever built-in storage solutions. Bedroom three is a single room with over-stairs storage, perfect as a child's bedroom, guest room, or home office. The family bathroom is stylish and functional, boasting a shower, a separate fitted bath, and a vanity unit with an integrated sink.

Outside

The property sits back from the road with a generous front garden laid to lawn and a well-maintained path leading to the front and side entrances. A gated side entry provides secure access to the large, rear garden, designed to be low maintenance, ideal for family activities, entertaining, or even future development. The brick-built shed has been fitted with a sink, storage cabinets and space for both a fridge/freezer and tumble drier. There are two further sheds, both with power and lighting and one currently set up as a studio/home office complete with heating, insulation and flooring. Fully fence enclosed, the garden is a tranquil retreat, dappled with a large oak tree to create added privacy. Residents on road parking is located at the front of the property.

Council Tax & Utilities

The council tax band is D. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

Location

Leigh village is renowned for its very pretty village green, two pubs, beautiful church, Leigh cricket club and the highly regarded North Downs School. Dorking & Reigate are just a few miles away and provide a comprehensive range of local shops and boutiques. There are also a good number of restaurants, cafes and coffee shops, a wide range of sporting facilities including active rugby, cricket and tennis clubs. For golfers' local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom. There is also a Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations. Dorking is also close by and offers commuter services to Waterloo and London Victoria.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

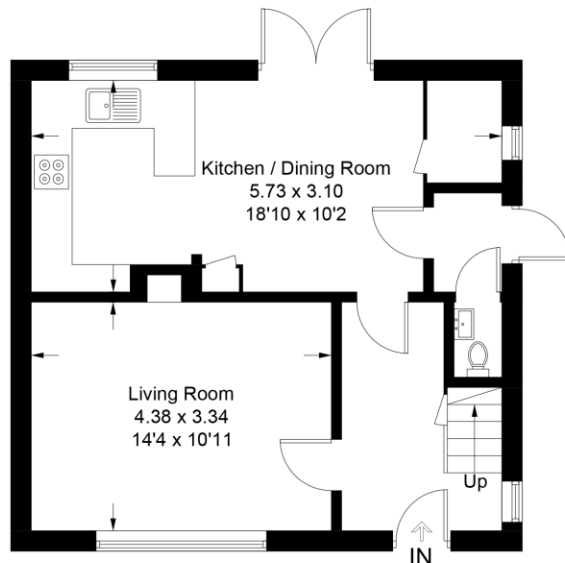
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



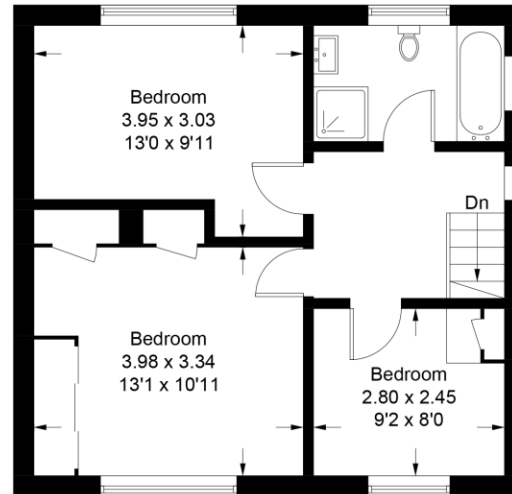


The Glebe, RH2

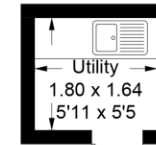
Approximate Gross Internal Area = 91.6 sq m / 986 sq ft
Outbuildings = 13.4 sq m / 144 sq ft
Total = 105.0 sq m / 1130 sq ft



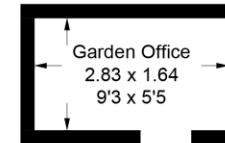
Ground Floor



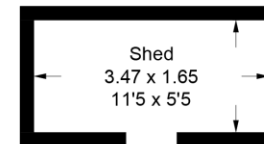
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

EPC TBC

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 any decisions reliant upon them. (ID1163980)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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