



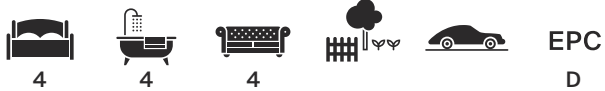
The Downs, Leatherhead KT22



Characterful property on large plot.

This four bedroom home thought to date to the 1930s is full of character with its Tudor-influenced design throughout - exposed beams, lead windows, wooden floors and magnificent fireplaces. One of the most striking things however is the expansive gardens, grounds and woodland which accompany the property, stretching to approximately 3.9 acres in total.

The ground floor offers flexible living space across four large reception rooms. The triple-aspect kitchen/breakfast room is to the rear and has a large central island/breakfast bar as well as Aga stove. A gardener's WC and garage complete the ground floor.



Tenure: Freehold

Local authority: Mole Valley

Council tax band: H







The first floor can be reached via two staircases. The principal bedroom has an en suite bathroom with large shower and twin basins, as well as its own dressing room. On this floor there are a further three bedrooms one of which is en suite, and a family bathroom.

Surrounding the property are expansive gardens, grounds and woodlands of just under four acres in total. The landscaped grounds are mainly laid to lawn with mature trees, shrubs and a terrace. There is a vegetable garden, apple orchard, children's play area with sunken trampoline and a dog kennel. An ice house provides additional accommodation and could be an ideal home office or gym. The front driveway provides parking for numerous cars and access to the garage.

The property is situated in the Givons Grove Estate. The estate covers over 130 acres and has over 100 properties. The area is surrounded by outstanding countryside including the nationally important Surrey Hills.







Approximate Gross Internal Area
4077 sq ft / 378.7 sq m
Approximate Gross Internal Area Outbuildings
359 sq ft / 28.4 sq m
Total Gross Internal Area 4436 sq ft / 412.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compare them to the property before making any decisions about them.

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