



Patchesham Park, Leatherhead

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# Pachesham Park, Leatherhead

An impressive and immaculately presented modern home of 9,000 sq ft and set in an acre of grounds within the Pachesham Park private estate.

The property was bespoke built for the current owners in 1999 and has been finished to a superb specification throughout with seven bedrooms, five bathrooms, a separate annex including kitchen area. The ground floor offers five reception rooms all centre round an impressive entrance hall.

Fairoaks offers superb leisure facilities including indoor pool, jacuzzi and changing room, floodlit tennis court with adjacent summer house with a seating area, bar and fridges. The gardens back directly onto the 16th fairway of Leatherhead Golf Course.

Pachesham Park is an exclusive private estate surrounded by Leatherhead Golf course. The residents benefit from access to a beautiful private lake within the estate and numerous woodland walks in local parklands.











## Location

There is an excellent selection of local shops, schools and leisure amenities and the nearby towns of Cobham, Epsom and Guildford provide a wider selection of high street names

Communication links are excellent with its proximity to the A3 and the M25 (J9), Heathrow, and Gatwick airports. Leatherhead, Oxshott, and Epsom mainline railway stations are only a short driving distance providing regular services to London Waterloo and London Bridge.

There are a number of excellent private schools in the area including Danes Hill, St. John's, Downsend, Epsom College, and City of London Freeman's.

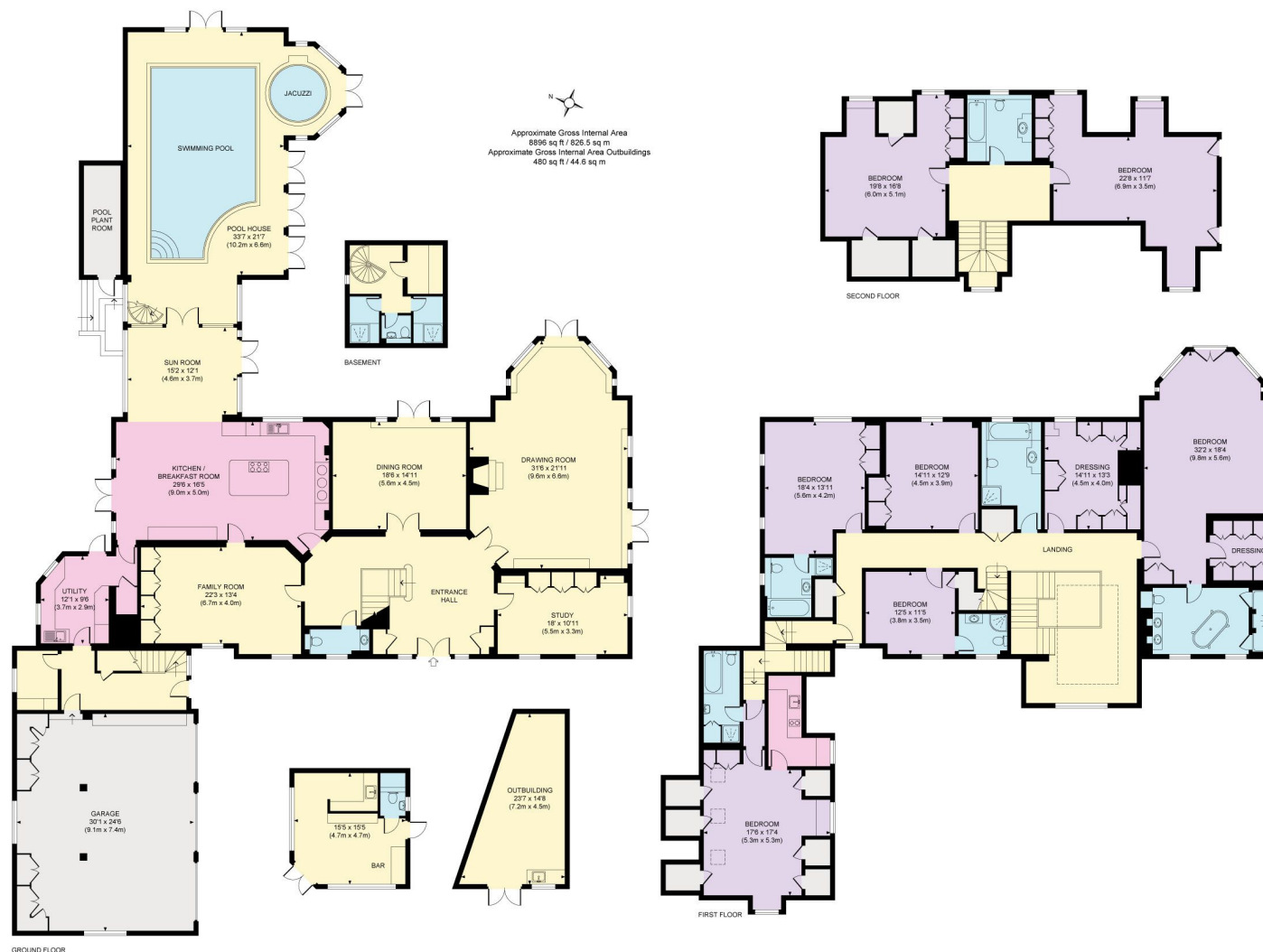
M25 (J9) - 0.5 miles  
Leatherhead Town - 2.25 miles  
Leatherhead Station - 2.25 miles  
A3 - 8 miles  
Central London - 20 miles  
All distances are approximate











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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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