



Pachesham Park, Leatherhead, Surrey **KT22**

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# Leatherhead

## Surrey **KT22**

Approaching the home via the gated driveway, you're greeted by ample parking and a double garage. Stepping inside, an exquisite foyer leads to a formal drawing room with access to the rear garden. Additionally, there's a separate dining area, a contemporary and well-appointed kitchen/breakfast room perfect for family meals, and a study.

On the upper levels, the primary bedroom boasts a dressing area and a private bathroom. There are four more spacious double bedrooms, two of which have their own en-suite bathrooms, along with a family bathroom. The second floor unveils a capacious room suitable for a games area, children's play space, or even a fitness studio or gym.



**Guide price:** £7,000 per calendar month

**Furniture:** Available unfurnished

**Tenancy available from:** 15th January 2024

**Minimum length of tenancy:** 12 months

**Deposit:** £9,692.30

**Local authority:** Mole Valley Borough Council

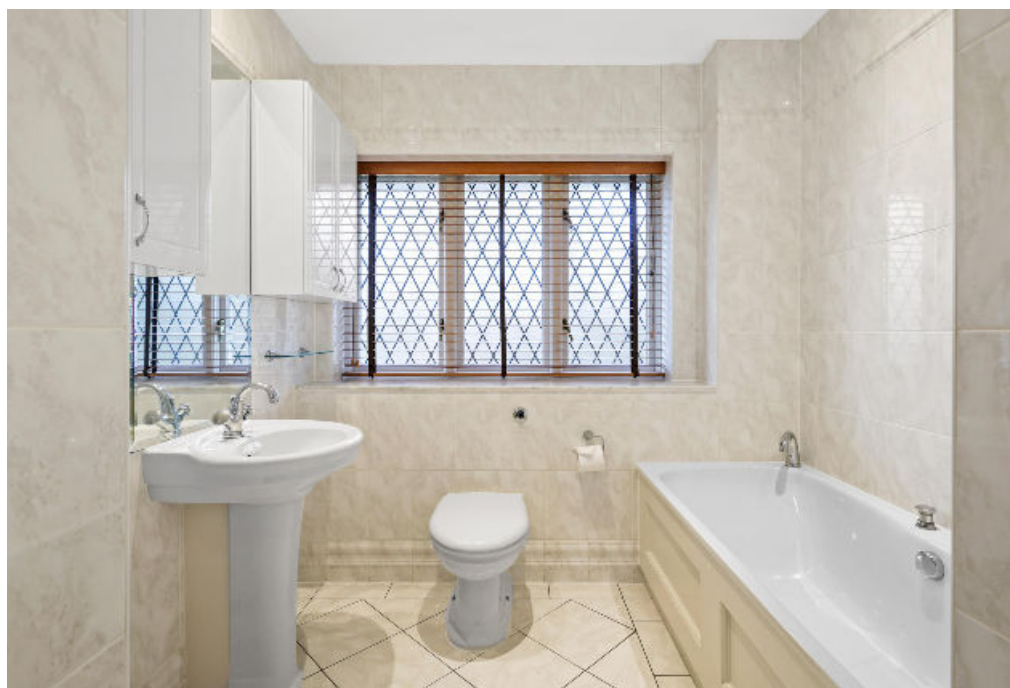
**Council tax band:** H













## Location

As you step into Patchesham Park, you're greeted by lush, rolling meadows adorned with vibrant wildflowers that paint the landscape in hues of gold and purple during the warmer seasons. The rustling leaves of ancient trees provide a soothing soundtrack as you explore the winding trails that meander through the park's verdant grounds.

Sports enthusiasts are drawn to the state-of-the-art sporting amenities scattered throughout the park. Tennis courts resonate with the cheerful thwack of tennis balls, while the impeccably maintained golf course challenges enthusiasts to perfect their swing amidst breathtaking views of the surrounding countryside.

Families and friends gather in designated picnic areas, where laughter mingles with the aroma of delicious homemade meals. Children's laughter echoes from the playground, filled with joyous sounds as they frolic on swings, slides, and climbing frames.

The park isn't just a haven for sports and relaxation; it's also a sanctuary for wildlife. Nature enthusiasts can delight in spotting various bird species fluttering around, while the serene ponds offer glimpses of graceful swans and other aquatic life.

Patchesham Park isn't merely a place; it's a vibrant tapestry of nature's beauty and human leisure, inviting locals and visitors alike to unwind, reconnect with nature, and create cherished memories within its idyllic embrace.



## Pachesham Park, KT22

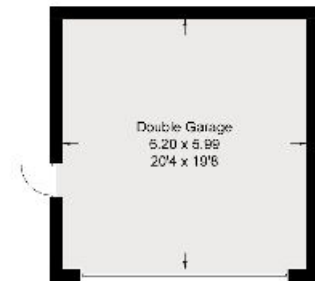
Approximate Gross Internal Area = 309.4 sq m / 3331 sq ft

Double Garage = 37 sq m / 400 sq ft

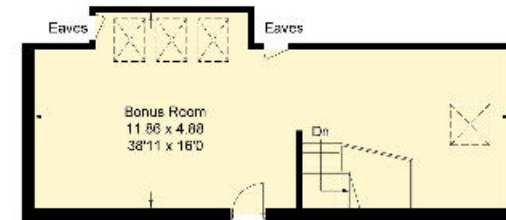
Total = 346.4 sq m / 3731 sq ft



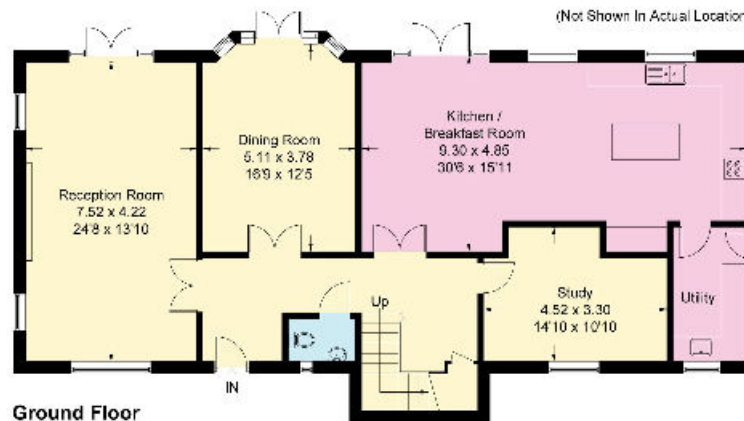
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



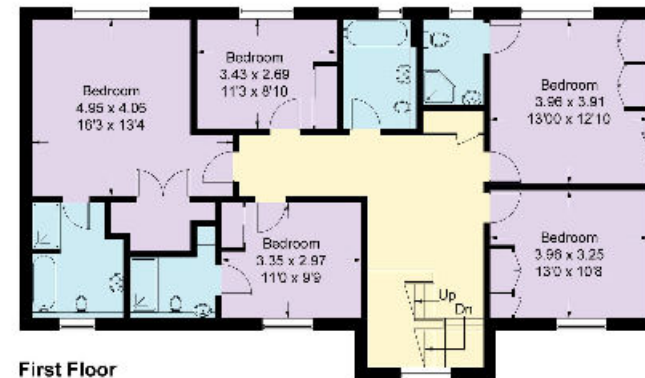
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Knight Frank

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