





LONG COTTAGES, CHURCH STREET LEATHERHEAD, KT22 8EJ

Town Centre Location

Charming Character Cottage

Walled South Facing Landscaped Garden

3 Double Bedrooms • Luxury Bathroom

Useful Cellar • Lounge/Dining Room

Exposed Timbers • Character Features

Kitchen/Breakfast Room

Resident Permit Parking

Conservation Area

A charming character cottage situated within a conservation area in Leatherhead town and within walking distance of Leatherhead main line station which provides regular services into Central London (Waterloo/Victoria). The property is believed to date back to the 1700's and offers a wealth of character features including exposed beams, internal doors, floorboards and woodwork. The cottage has been improved and modernised and the accommodation is deceptively spacious. On the ground floor there is a good size kitchen/breakfast room, double aspect 21ft lounge/dining room featuring a corner brick fireplace and walnut timber effect flooring. Stairs lead from the entrance hall down to a useful cellar which has previously been used as an office with light, power & window. On the first floor there is a spacious landing, approached by a turning staircase, off which are two double bedrooms and modern luxury bathroom with a further 21ft bedroom on the second floor. Outside there is a walled landscaped garden and patio which enjoys a delightful south facing aspect. An internal inspection is highly recommended to appreciate this charming character cottage.

COVERED ENTRANCE PORCH

Pitch tiled roof, bench seats, supporting pillars, part glazed timber front door to:

ENTRANCE HALL

quarry tiled floor, wall light point, exposed timber panelling, heavy timber door to:

CELLAR 13' × 9'2" (3.96m × 2.79m)

light & power, window.

GROUND FLOOR

LOUNGE/DINING ROOM 20'10" × 14'2" (6.35m × 4.32m)

Corner brick fireplace, gas coal effect fire, raised stone hearth, exposed wall and ceiling beams, radiator & radiator cover, walnut timber effect floor, wall light points, built in storage cupboard, double aspect, views over garden.

KITCHEN/BREAKFAST ROOM 13'10" × 11'4" (4.22m × 3.45m)

narrowing to 9'5", fitted with an excellent range of gloss white fronted wall and floor units, contrasting wood effect worksurfaces, inset enamel one and half bowl single drainer sink unit with mixer tap, built in eye level double oven & grill, inset 4 ring stainless steel gas hob, extractor hood above, plumbing and space for dishwasher, washing machine, appliance space, part tiled walls, radiator, double aspect, timber effect floor, built in shelved storage cupboard, exposed beam, space for breakfast table.

FIRST FLOOR

FIRST FLOOR LANDING 13'5" × 6'5" (4.09m × 1.96m)

max, approached by a turning staircase, radiator, exposed floor boards, heating thermostat control, built in storage cupboard,

BEDROOM 1 14'2" × 12'8" (4.32m × 3.86m)

max, radiator, range of fitted wardrobes incorporating two double and one single wardrobes with range of cupboards above.

BEDROOM 2 14'2" × 10'8" (4.32m × 3.25m)

radiator, exposed wall beams, built in wardrobe, feature corner brick fireplace, cast iron grate, timber mantel.

LUXURY BATHROOM

Modern white suite comprising panel bath with fixed head thermostatic shower, shower screen, mixer tap, two fully tiled walls, low level w.c., pedestal wash hand basin, shaver point, ceramic tiled floor with electric under floor heating, extractor fan, chrome plated towel rail, part panelled walls, built in storage cupboard housing Worcester combination gas fired boiler for central heating and domestic hot water, storage recess.

SECOND FLOOR

BEDROOM 3 21'6" × 11'9" (6.55m × 3.58m)

max @ 2ft ceiling height, skelings, double aspect, roof light windows, radiator, access to loft, exposed wall timbers, recessed ceiling lights, built in wardrobe, exposed timber panelling.





Total area: approx. 1557.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

OUTSIDE

LANDSCAPED GARDEN

The garden enjoys a delightful south facing aspect extending to approximately 39 ft and is enclosed by a high wall with timber gate providing access. Mainly paved with hard surfaced patio area, flower borders with a variety of shrubs, plants and established Wisteria.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected.

Note 3 - Council Tax Band E - Mole Valley District Council.

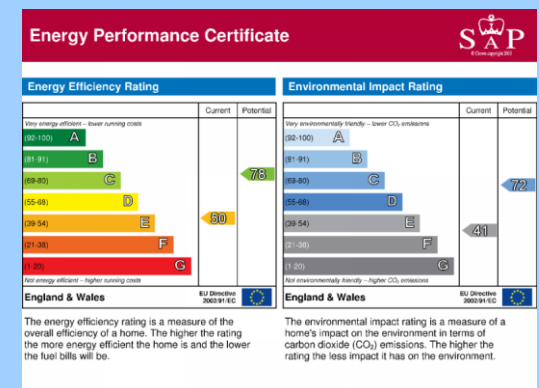
Note 4 - Mole Valley District Council have approved residents parking in Gimcrack Hill which will be implemented shortly.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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