



Blades Close, Leatherhead KT22 7JY

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## Blades Close Leatherhead KT22 7JY

*V&H HOMES are delighted to present this impressive three double bedroom detached family home, set in a quiet and highly sought-after cul-de-sac on the Ashted/Leatherhead border, just moments from outstanding schools, local amenities, and excellent transport links.*

Quiet Cul-De-Sac Location

Over 1,800 Sq. Ft

Three Double Bedrooms

Stylish Kitchen/Breakfast Room

Conservatory Dining Room

Principal Suite With Dressing Area

Dual-Aspect Living Room

South Facing Rear Garden

Double Garage And Driveway

EPC Rating: D





This beautifully appointed property offers over 1,800 sq. ft of thoughtfully designed accommodation and has been elegantly upgraded by the current owners, blending modern luxury with versatile living space.

The ground floor features a spacious entrance hallway with cloakroom, a generous dual-aspect living room with feature fireplace and garden views, and a dedicated study/snug ideal for home working. The rear of the home is a true highlight – a stunning open-plan kitchen/breakfast room with central island, high-spec cabinetry and a wide range of integrated appliances. The adjoining conservatory-style dining room offers views across the private rear garden and provides a perfect space for entertaining or relaxing.

On the first floor, the luxurious principal bedroom suite includes a dressing area with fitted wardrobes and a stylish en-suite bathroom. There are two further double bedrooms, each with built-in storage, and a beautifully presented family bathroom.

To the front of the property is a large driveway providing ample parking and access to the integrated double garage. The south facing rear garden has been expertly landscaped, with a large patio and mature planting - creating an idyllic and peaceful setting.

Located within easy reach of Ashted and Leatherhead mainline stations, high streets and highly regarded schools, the property represents an exceptional opportunity to acquire a high-quality home in a rarely available position.



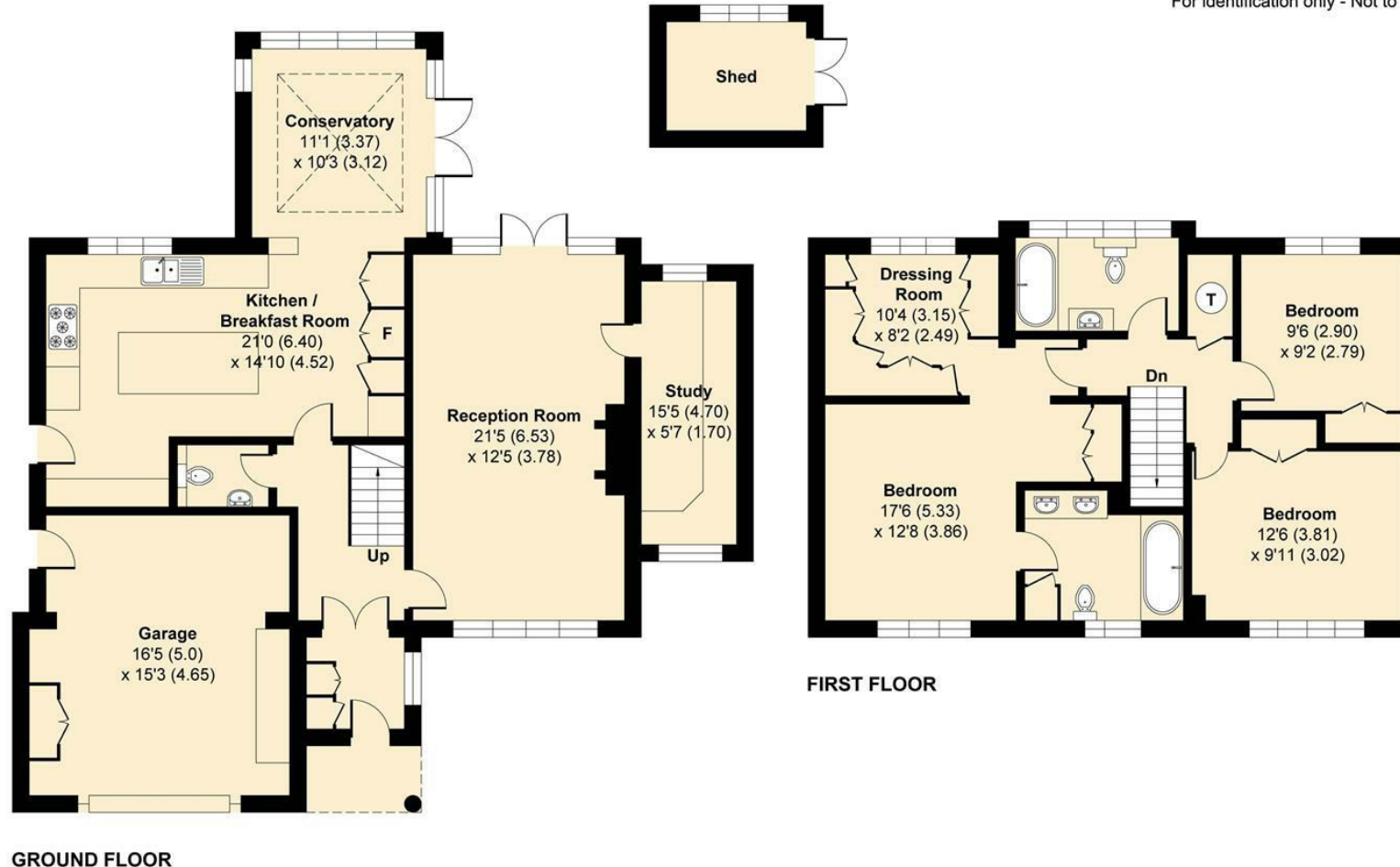


Approximate Gross Internal Area = 152.50 sq m / 1641.49 sq ft

Garage = 23.10 sq m / 248.65 sq ft

Total = 175.60 sq m / 1890.14 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for V&H Homes.

**V&H Homes**

01372 221 678

[sales@vhhomes.co.uk](mailto:sales@vhhomes.co.uk)

[www.vhhomes.co.uk](http://www.vhhomes.co.uk)

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