



Highlands Park, Leatherhead

V&H £1,625,000
HOMES

Highlands Park

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Six Bedroom Detached Home
- Three Bathrooms
- Three Reception Rooms
- Three Studies
- Kitchen/Breakfast Room
- Private South-West Facing Gardens
- Sweeping Driveway
- Double Garage
- Gated Plot





1 Highlands Park

Nestled within the prestigious Highlands Park in Leatherhead, this impressive detached house offers a perfect blend of elegance and comfort. Spanning an expansive 4,713 square feet, the property is set within a gated, private plot. It is ideally located close to sought-after schools, including CLFS, Downsend, St John's, and St Andrew's, with easy access to Junction 9 of the M25. Constructed in the 1960s and sympathetically refurbished and extended by its current owners, this home boasts an outstanding entrance hall with a sweeping staircase and galleried landing, welcoming you into a spacious layout featuring three well-appointed reception rooms. The formal lounge provides an ideal space for entertaining guests, while the adjoining dining room, conservatory and family room offer delightful settings for family meals and relaxation. The large, bright and airy kitchen/breakfast room benefits from a central island and direct access to the garden. Additionally, the property includes three studies – perfect for those who require quiet spaces for work or study.

The accommodation comprises six generously sized bedrooms, each designed to provide a peaceful retreat, with the master suite offering a generous en-suite bathroom and dressing room. With two further bathrooms, including additional en-suite facilities, the home caters to the needs of a modern family, ensuring both convenience and comfort.

Externally, the home boasts a substantial and mature south-west-facing rear garden, mainly laid to lawn, with a large patio ideal for outdoor entertaining. To the front, a sweeping gated driveway provides ample parking, while the double garage offers further space for vehicles and storage.

The combination of its impressive size, thoughtful layout



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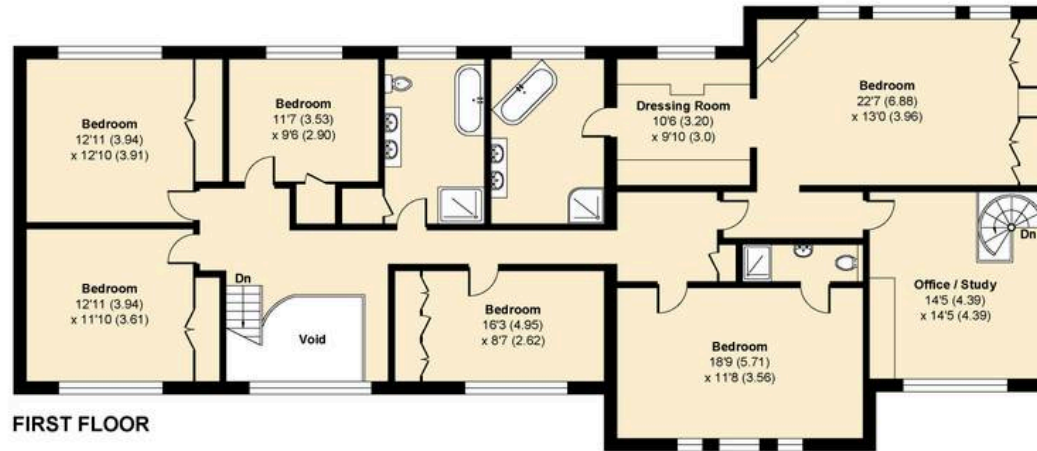
Highlands Park

Approximate Gross Internal Area = 408.26 sq m / 4394.47 sq ft
(Excluding Void)

Outbuilding = 29.64 sq m / 319.04 sq ft

Total = 437.90 sq m / 4713.51 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.

