

WEST ORCHARD

WOODLANDS ROAD, LEATHERHEAD, SURREY

JACKSON-STOPS

WEST ORCHARD, WOODLANDS ROAD, LEATHERHEAD, SURREY KT22 0BQ

AN IMPRESSIVE LATE 19TH CENTURY FAMILY HOME OF ALMOST 4,000 SQ FT, SET IN OUTSTANDING GARDENS AND GROUNDS OF APPROXIMATELY 3.3 ACRES WITH RIVER FRONTAGE AND EXTENSIVE OUTBUILDINGS



DISTANCES (Approximate)

COBHAM & STOKE D'ABERNON STATION 2.1 MILES
LEATHERHEAD STATION 2 MILES
M25 (J9) LEATHERHEAD 2 MILES
DORKING 7 MILES
GUILDFORD 13 MILES

GROUND FLOOR

- Reception hall and cloakroom
- Three reception rooms
- Kitchen/breakfast room
- Family room
- Utility room
- Access to cellar

FIRST FLOOR

- Principal bedroom with dressing room and en-suite
- Three further bedrooms
- Family bathroom and separate WC

SECOND FLOOR

- Two bedrooms
- Store room
- Shower room with wash hand basin

OUTSIDE

- Outstanding formal gardens and grounds
- River Mole frontage
- Fine views over surrounding farmland
- All-weather tennis court
- Extensive outbuildings including stable blocks and garaging
- In all, the grounds extend to approximately 3.3 acres



THE PROPERTY

West Orchard is a substantial detached family home of great style and character, occupying a convenient yet wonderfully established setting on the northern side of Leatherhead. Believed to date from the latter part of the 19th century, the property is offered to the market for the first time since being purchased by our clients some 56 years ago. Extending to almost 4,000 SQ FT, the house displays many fine characteristics associated with its period of architecture, including decorative cornicing, large windows allowing an abundance of natural light, impressive original fireplaces and wonderfully proportioned rooms. Whilst clearly much loved and maintained over many years, the property would now benefit from cosmetic updating, providing an exciting opportunity to enhance what is already a very special home. The sense of space is immediately apparent upon entering the impressive and inviting reception hall, which leads to the three principal reception rooms and cloakroom. Of particular note is the magnificent triple-aspect drawing room with open fireplace and doors opening directly onto the south-westerly terrace and gardens. An inner hall provides access to the domestic side of the house, comprising a kitchen/breakfast room, preparation room, pantry, utility room and family room. There is also access to a cellar. The generous accommodation continues over two further floors. The first floor provides a principal bedroom with dressing room, built-in wardrobes and en-suite bathroom, together with three further bedrooms, family bathroom and separate WC. Two additional bedrooms, a store room and shower room with wash hand basin occupy the second floor.

GARDENS, GROUNDS AND OUTBUILDINGS

The gardens are an outstanding feature of West Orchard and have been beautifully maintained over many years, providing excellent year-round privacy and seclusion. Broad sweeping lawns are complemented by established flower borders and numerous specimen trees, with the principal gardens enjoying a delightful south-westerly aspect. The grounds gently undulate towards the meandering River Mole, which forms a particularly attractive feature of the property, with fine views beyond towards the surrounding farmland. To the west is an all-weather tennis court, whilst an area of light woodland adjoins the formal gardens to the east. The property is approached through gates opening onto an extensive driveway providing ample parking and turning. A secondary drive leads to an impressive collection of outbuildings extending in total to approximately 1,726 SQ FT. These include a stable block, former stables now used for storage, In all, the gardens and grounds extend to approximately 3.3 acres.















LOCATION

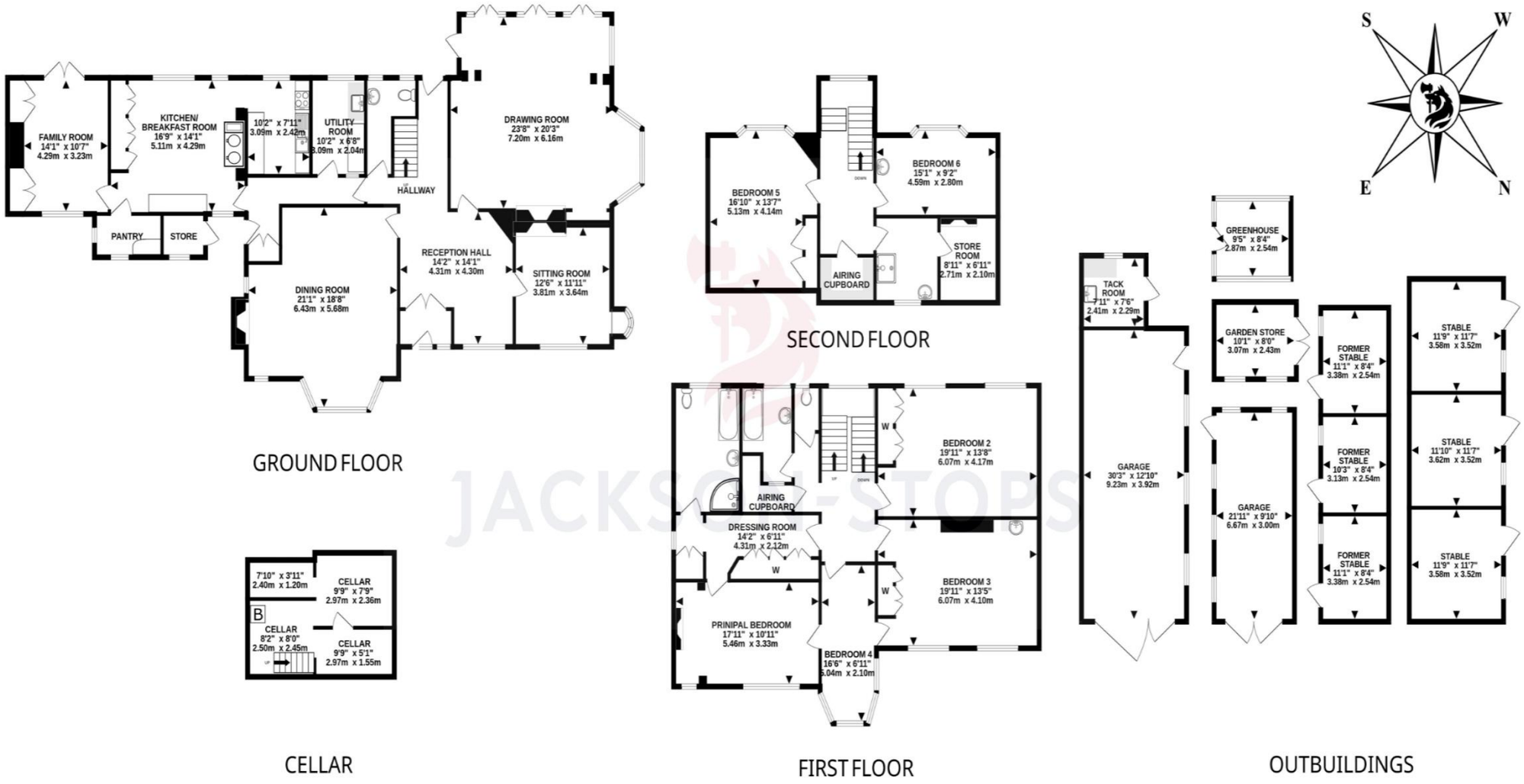
West Orchard occupies an enviable position on the northern side of Leatherhead, combining a wonderfully private and established setting with excellent accessibility to the town and the surrounding Surrey countryside. The property is particularly well placed for everyday amenities, schooling and communications, whilst its mature gardens and grounds provide an attractive sense of privacy and seclusion. Leatherhead offers a comprehensive range of shopping and recreational facilities, including supermarkets, independent shops, restaurants and leisure amenities. The neighbouring centres of Cobham, Oxshott and Epsom provide a further excellent choice, whilst the county town of Guildford offers an extensive range of shopping, cultural and recreational facilities. The area is particularly well served for schooling, with the highly regarded St John's School situated in Leatherhead. Other notable schools within the wider area include Epsom College, City of London Freemen's School at Ashtead, Downsend School, Reed's School at Cobham, Cranmore at West Horsley, together with the excellent Parkside and Daneshill schools both providing highly regarded education for younger children. For the commuter, Leatherhead railway station provides regular services to London, whilst the nearby M25 at Junction 9 gives convenient access to the national motorway network and both Heathrow and Gatwick airports. Recreational opportunities are abundant, with extensive walking, cycling and riding available throughout the Surrey Hills and surrounding countryside. There are also numerous golf courses, sports clubs and leisure facilities within easy reach. West Orchard therefore enjoys the increasingly rare combination of substantial grounds, privacy and a semi-rural atmosphere whilst remaining exceptionally convenient for London, excellent schools and the amenities of Leatherhead and the surrounding towns.











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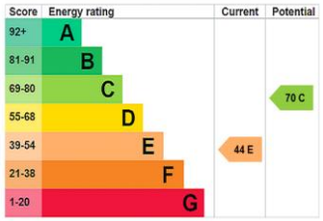
MAIN HOUSE 3,883 SQ FT/360.8 SQ M
CELLAR AND OUTBUILDINGS 1,726 SQ FT/ 160.3 SQ M
TOTAL APPROX. FLOOR AREA 5,609 SQ FT/521.1 SQ M

Post Code: KT22 0BQ
Latitude: 51.311247 **Longitude:** -0.353282
What3words: brief.water.rods

Council Tax Band: H
Local Authorities:
Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

Tenure: Freehold
Broadband: FTTC
Utilities:
Electric – Mains supply
Water – Mains supply
Heating – Gas central heating
Sewerage – Main drainage

Rights and Restrictions:
Ask agent
Risks:
No flood risks





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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