



# SURREY HOUSE

31 CHURCH STREET, LEATHERHEAD, SURREY

JACKSON-STOPS



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**SURREY HOUSE, 31 CHURCH STREET, LEATHERHEAD,  
SURREY KT22 8EF  
GUIDE PRICE £650,000**

**WONDERFUL REFURBISHED GRADE 11  
LISTED PERIOD HOME OFFERING THE  
UPMOST CONVENIENCE**



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#### **DISTANCE**

LEATHERHEAD 150 YARDS  
LEATHERHEAD STATION 0.5 MILES  
M25 (J9) LEATHERHEAD 2 MILES  
DORKING 5 MILES  
EPSOM 4 MILES

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#### **GROUND FLOOR**

- Elegant reception hall
- Access to the cellar
- Sitting room
- Kitchen/breakfast room
- Dining room

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#### **FIRST FLOOR**

- Impressive landing
- Principal suite
- Guest suite

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#### **SECOND FLOOR**

- Landing
- Substantial bedroom
- Family bathroom

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#### **OUTSIDE**

- Enclosed courtyard garden
- Gated private parking for two cars

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## DESCRIPTION

Surrey House is a wonderful refurbished Grade 11 listed period home, which has been modernised with uncompromised attention to detail and to the highest of standards. Believed to date back to the late 1700s, the renovation has been sensitively undertaken to create unique accommodation – a perfect fusion of old and new, whilst occupying a highly convenient Leatherhead town centre location. Surrey House displays many fine original characteristics that you would associate with this celebrated period of architecture, including a most impressive staircase, original internal doors, several original fireplaces and decorative corniced ceilings. The accommodation, which is arranged over three floors, briefly comprises an elegant and inviting reception hall, which provides access to the superb sitting room with an open fireplace and to the rear a beautifully appointed kitchen/breakfast room that leads to the dining room and cloakroom. To the first floor, the landing itself is a lovely feature and there are two bedrooms both with luxurious ensuite facilities. To the second floor, there is a further well proportioned bedroom and a stylish fitted family bathroom. On the lower ground floor, accessed by the entrance hall there is a useful cellar. Outside, there is an enclosed private courtyard making for a very pleasant seating area and there is a gated access, which leads to private parking for two vehicles.

## LOCATION

Surrey House is situated in the heart of the town centre with the upmost convenience on hand, including the recently re-landscaped area of Church Street, which includes the local Waitrose and an array of restaurants, the thriving Leatherhead theatre and an excellent range of mainstream and individual including The Swan Centre. Leatherhead offers regular services to Victoria and Waterloo. There are good recreational facilities including two golf clubs in Leatherhead, as well as those at Tyrrells Wood and Effingham, Leatherhead tennis club, Nuffield Health Club, Leatherhead Leisure Centre and the RAC Country Club a little further north at Epsom. The M25 can be reached at junction 9 providing access to all the major motorway networks and Gatwick and Heathrow airports. Miles of beautifully unspoilt countryside is nearby, including one of the National Trust's most celebrated properties, Polesden Lacey. Dorking to the south has an excellent range of mainstream and individual shops, a swimming pool/sports centre and for cultural events The Dorking Halls. Guildford to the west offers a first class range of high quality amenities including fast commuter services to Waterloo. There is a brilliant choice of both state and independent schools.



# SURREY HOUSE, 31 CHURCH STREET

MAIN HOUSE 1,603 SQ FT/148.9 SQ M

CELLAR 215 SQ FT/20 SQ M

TOTAL APPROX. FLOOR AREA 1,818 SQ FT/168.9 SQ M

**Directions:** From Dorking, take the A24 northbound towards to Leatherhead and the M25. At the Givons Grove roundabout on the south side of Leatherhead with the Texaco garage on the right, take the second exit towards Leatherhead, signposted the Town Centre. Proceed for about just under one mile passing St Mary's Church on your right and just before the traffic lights and the approach to the town centre, the property is located on the right.

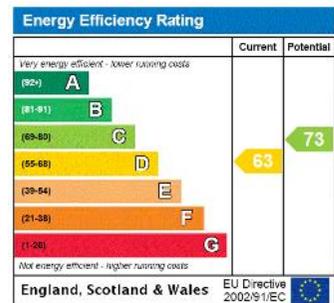
*Note: Jackson-Stops For Sale sign*

**Services:** All mains services connected

### Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

DORKING

01306 887560

dorking@jackson-stops.co.uk

jackson-stops.co.uk

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