



Heymede, Leatherhead, KT22

£5,000 pcm

**Deposit:** £5,769

**Furnishing:** Furnished Optional

An exceptional four bedroom detached family home in South Leatherhead, combining generous living space with a superb spec and beautifully landscaped grounds.

Inside, the layout is both flexible and family-friendly. A stunning open plan kitchen, living and dining area forms the heart of the home, flooded with natural light and perfect for everyday family life and entertaining. Two further separate reception rooms, each with a characterful wood burning stove, offer cosy retreats for quieter evenings. A dedicated study and W/C and shower room complete the ground floor, ideal for those working from home.

Upstairs, four well-proportioned bedrooms are served by three bathrooms, ensuring the morning rush is never a problem.

To the rear, the large landscaped garden is a real highlight - mature, private and beautifully kept. A substantial garden cabin provides a versatile space perfect as a home office, gym, or studio, without encroaching on the generous lawn and entertaining areas.

Solar panels add an eco-friendly and cost-saving dimension, while the practical double garage provides ample storage along with a driveway for secure parking.



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The location is equally impressive. South Leatherhead sits on the doorstep of the stunning Surrey Hills, an Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding on your doorstep. For the active family, the area is exceptionally well served - with several well-regarded golf clubs nearby including Beaverbrook, Tyrells Wood and Leatherhead Golf Club, leisure centres, and a range of gyms and sports facilities within easy reach.

Families are also exceptionally well catered for educationally. The area offers an excellent selection of both state and independent schools, including Downsend School and St John's School Leatherhead for those seeking independent education, alongside well-regarded state options such as Howard of Effingham. The nearby towns of Epsom and Reigate further broaden the choice, with Epsom College and Reigate Grammar School both within comfortable reach.

Moments from Leatherhead station with fast links into London, and with easy access to the M25, this is a superb choice for commuting families who refuse to compromise on lifestyle.

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Approximate Gross Internal Area = 235.8 sq m / 2538 sq ft

Double Garage / Garden Store = 57.8 sq m / 622 sq ft

Mezzanine (Including Eaves) = 10.5 sq m / 113 sq ft

Total = 304.1 sq m / 3273 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310319)





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