



THE DOWNS, LEATHERHEAD, SURREY KT22

**FAIRMILE**  
REAL ESTATE

# THE DOWNS

LEATHERHEAD, SURREY KT22

## A truly exceptional, detached family home

Nestled within the exclusive Givons Grove estate, and conveniently located for the Surrey Hills, this substantial residence, fully refurbished to the highest specification throughout, offers an uncompromising blend of space, style and comfort, whilst set on just under 0.5 acres of land.

A private, gated entrance with generous driveway provides off-street parking and ample space for several vehicles - ideal for families, guests and visitors.

An inviting entrance hall is flooded with light thanks to its well-considered design, whilst four double bedrooms, four elegant reception rooms, and four modern bathrooms, deliver flexibility for formal entertaining, family living and home office use. Each room benefits from premium finishes, high-specification fixtures, and a thoughtful layout that honours both flow and privacy.

The heart of the home flows effortlessly between the formal and informal: reception spaces ideal for dining, lounging and entertaining, with plenty of room for large gatherings or quiet family evenings. The bedrooms are all generous doubles and the bathrooms offer luxury throughout, whilst the overall ambience speaks to both comfort and sophistication.

### Features

- Four double bedroom detached family home
- Extended and fully refurbished throughout
- Private, gated entrance with double garage
- Set within the illustrious Givons Grove estate
- Offering over 3100 sq ft of accommodation
- Moments from the Surrey Hills National Landscape





The Downs is set within the illustrious and desirable Givons Grove Estate and moments from the Surrey Hills National Landscape - one of the first in the country to be designated an Area of Outstanding Natural Beauty, and includes Box Hill, Leith Hill & Newlands Corner.

It is located conveniently for both Leatherhead and Dorking town centres, both of which offer a plethora of local amenities, whilst Guildford and Epsom are a short drive further. The M25 and A24 are easily accessible and provide alternative routes throughout and beyond London, as well as both Heathrow and Gatwick airports. For those commuting by train, Leatherhead offers up to 4 trains an hour and direct connection to London Waterloo in as little as 50 minutes.

Other wonderful amenities nearby include the National Trust's Polesden Lacey, Headley Heath & Denbies Hillside, as well as Norbury Park, all of which offer enviable countryside walks and rambling opportunities, and no shortage of opportunity for outdoor living and weekend exploration.

The area is particularly well-served by a number of very well-regarded state schools including St Andrews Catholic in Leatherhead, the Howard of Effingham and Glyn School in Epsom, whilst the choice of independent schools is aplenty, including RGS Surrey Hills (formerly Box Hill & Royal Grammar Schools), Danes Hill in Oxshott, Downsend and St Johns in Leatherhead, and Guildford High School.

This beautiful property offers a rare opportunity: a beautifully refurbished, spacious family home in one of Leatherhead's most sought-after estates; combining modern luxury, flexibility, and convenience - all within reach of countryside, schools, amenities and transport. The Downs is much more than a house: it is a home ready to welcome its next family, offering comfort, elegance and connection to everything that makes life in Leatherhead so desirable.

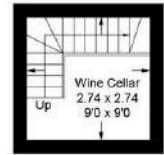
Tenure | Freehold  
EPC Rating | C  
Council Tax Band | G



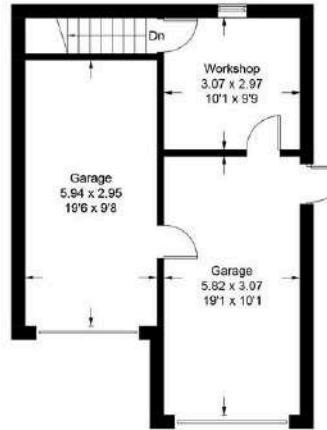


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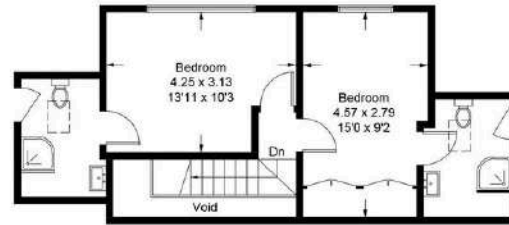
Approximate Gross Internal Area | 291 sq m / 3132 sq ft (including Garage & Cellar)



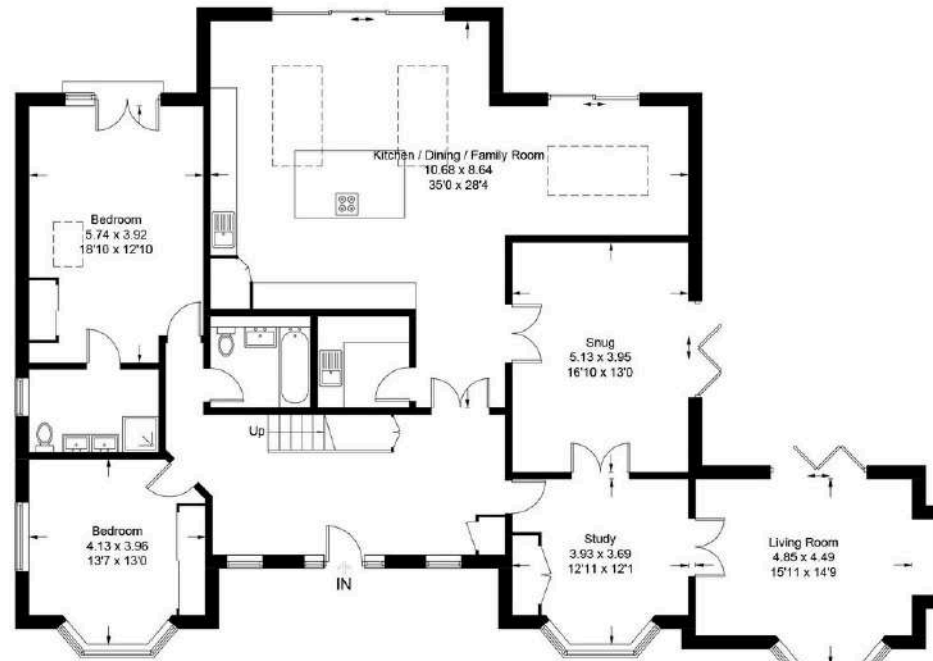
Cellar



Ground Floor



First Floor



Ground Floor

**Fairmile Real Estate Limited**

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale



**Important Information**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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