



Plum Tree House, 4 Highlands Mews Highlands Road, Leatherhead, Surrey,
KT22 8DA

Price Guide £525,000



- DELIGHTFUL SEMI-DETACHED HOUSE
- TWO BATHROOMS
- MODERN KITCHEN
- COTTAGE STYLE GARDEN
- HALL & CLOAKROOM
- THREE GOOD BEDROOMS
- SITTING/DINING ROOM
- ALLOCATED PARKING
- 894 SQ.FT.
- SHORT WALK TO TOWN, RIVER AND STATION

Description

Plum Tree House is a beautifully presented three-storey, three-bedroom home, built in 2006 and maintained to an exceptional standard. Offering two bathrooms, generous built-in storage and a spacious, fitted kitchen with integrated appliances and light-filled sitting/dining room opening onto a delightful cottage garden. Recent improvements include a new boiler, fridge and dishwasher, while double glazing and good energy efficiency add to its appeal.

The peaceful rear garden is a particular highlight, featuring a patio, lawn, raised beds and the plum tree that inspired the home's name. As the largest garden within Highlands Mews, provides the perfect setting for outdoor dining, gardening with secure side access and parking to the front.

Lovingly cared for by the current owners, Plum Tree House has been a peaceful retreat, offering the perfect balance of modern living, a welcoming community and beautiful surroundings. Whether enjoying the tranquillity of the garden, entertaining friends or exploring the many nearby parks and trails, this is a home that offers an exceptional lifestyle as well as a wonderful place to live.

Tenure	Freehold
EPC	C
Council Tax Band	E

Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre, Parish Church, Nuffield Health Fitness & Wellbeing Gym and nearby allotments.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

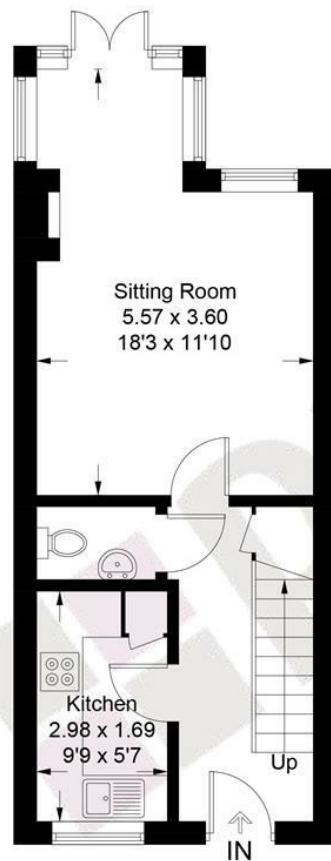
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.

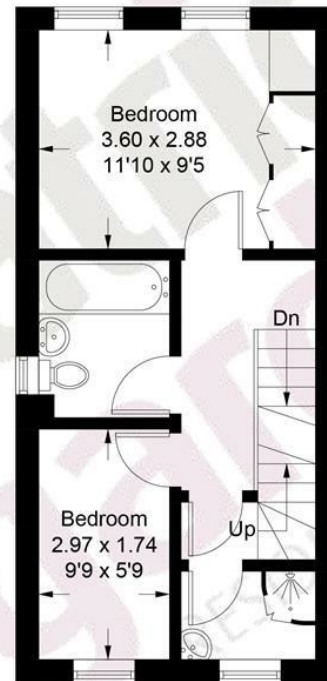


 = Reduced headroom below 1.5m / 5'0"

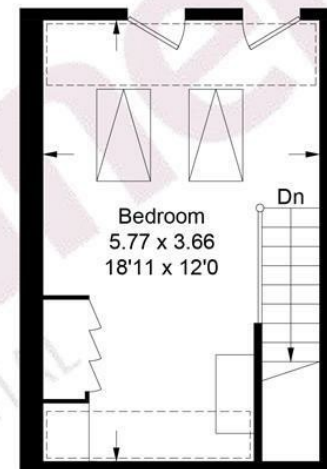
Approximate Gross Internal Area = 83.1 sq m / 894 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1321898)

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