



Rutherwyke Close, Stoneleigh

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Prestigious Stoneleigh location
- Elegant 1930s architecture
- Versatile front reception room
- Spacious open plan living
- Fully fitted modern kitchen
- Breakfast seating area
- Three large double bedrooms
- Spa style luxury bathroom
- Landscaped private rear garden
- Ample parking and detached garage

This elegant and stylish 1930s semi detached home sits on one of Stoneleigh's most sought after roads, offering generous off street parking and a detached garage. Beautifully presented with tasteful décor throughout, the property also boasts a level, secluded garden that has been thoughtfully and professionally landscaped.

Straight from the pages of a lifestyle magazine, this remarkable residence is elevated by exquisite design details that exude refinement and effortless sophistication. Every space reflects the impeccable taste of its current owners, who have curated an enviable sanctuary and would be a privilege to call home.

One of the home's most striking qualities is the thoughtfully layout, meticulously configured to enhance everyday living where effortless practicality meets refined style. Throughout the property, the décor is rich and sumptuous, yet it maintains an inviting warmth, a homely elegance that flows seamlessly from room to room.

A welcoming hallway introduces the home's exceptional attention to detail, the original study/4th bedroom has been transformed into a generous boot room that provides invaluable storage and there is a handy downstairs W.C. From here, the front reception room offers remarkable versatility; currently



arranged as a spacious home office and creative workspace, it would serve equally well as a serene music or media room, a private retreat tailored to modern lifestyles.

To the rear, the sumptuous lounge flows effortlessly into an inviting dining area, creating a sophisticated open plan space ideal for both intimate evenings and stylish entertaining. This harmonious layout continues into the fully fitted kitchen, where sleek cabinetry and a matching breakfast seating area combine to form a beautifully functional culinary hub. A discreet utility area enhances convenience, while doors open directly onto the paved terrace, inviting a seamless transition between indoor comfort and outdoor living.

The garden beyond has been thoughtfully landscaped to offer a secluded sanctuary level, private, and designed for both relaxation and social gatherings. With ample off street parking and a fully equipped detached garage, the property balances luxury with practicality at every turn.

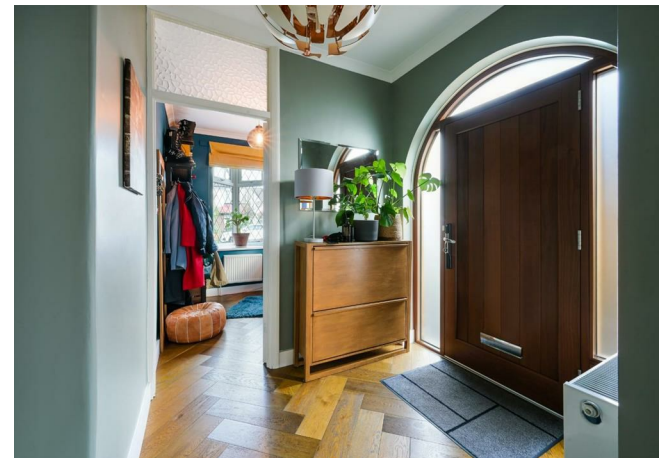
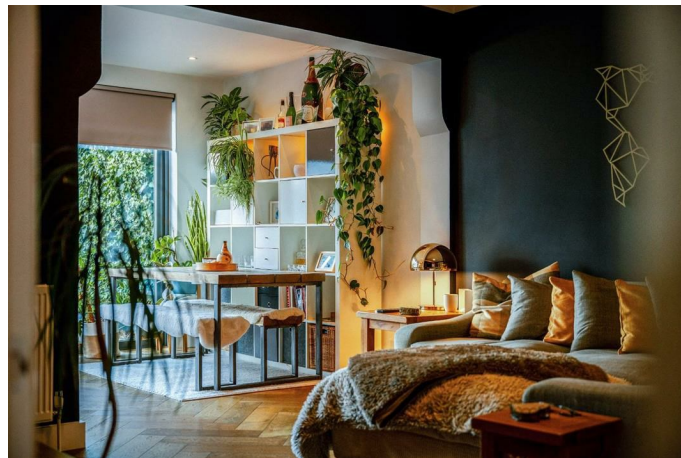
Upstairs, three generously proportioned double bedrooms offer comfort and tranquillity, each designed to provide a restful sanctuary. Complementing these is a spacious, modern bathroom featuring a matching suite and a serene, spa-like ambience, the perfect place to unwind and rejuvenate.

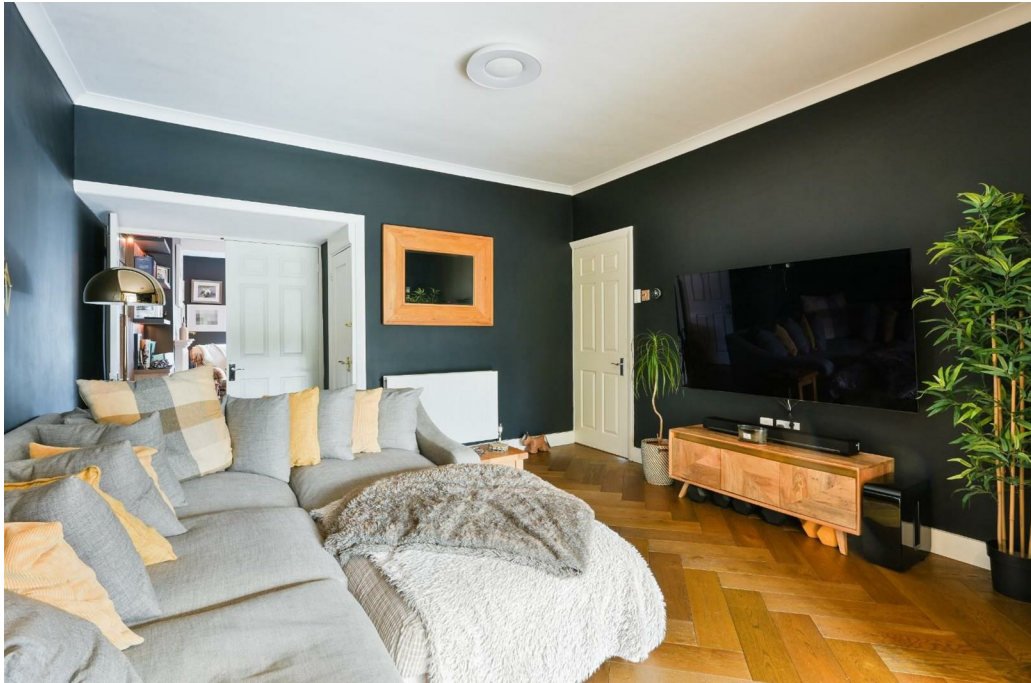
Rich, sumptuous décor flows throughout the home, yet it retains an inviting warmth, a homely elegance that makes the property not only visually striking but deeply comfortable. The current owners have curated a truly enviable abode, one that radiates refinement and would be a privilege to call home.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold
Council Tax Band: F



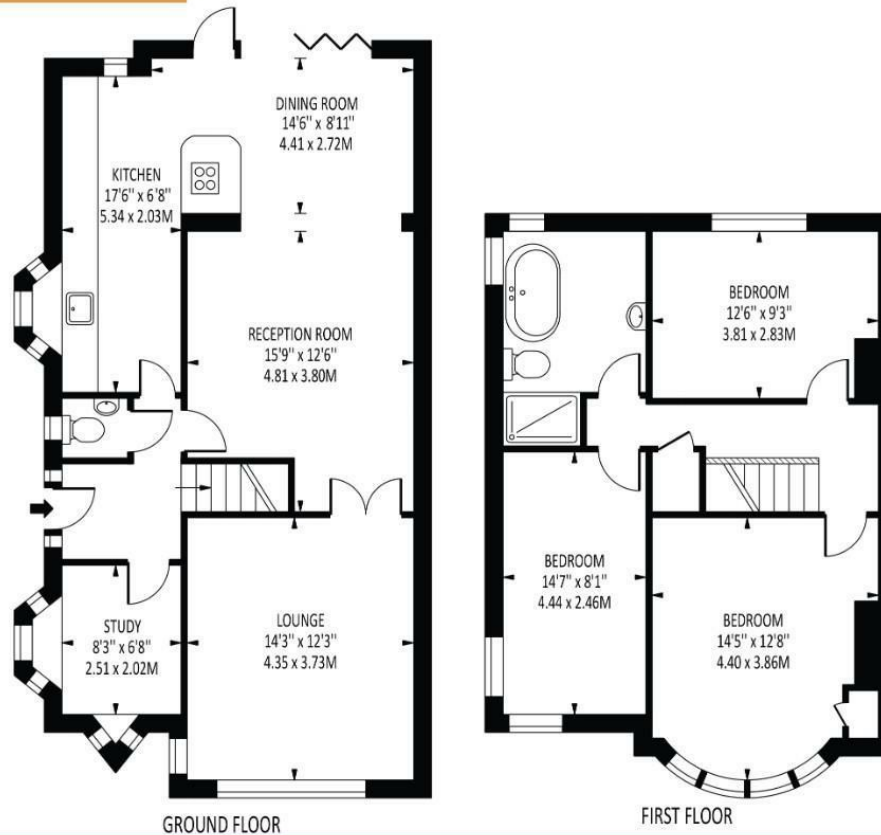


The **PERSONAL** Agent



Rutherwyke Close

Total Area: 1319 SQ FT • 122.55 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

