



4 Barrington Drive, Fetcham, Surrey KT22 9JT

£1,195,000 FREEHOLD

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- Situated In A Popular Location
- Well Presented Family Home
- Good Size Garden
- 4 Reception Rooms
- 5 Bedrooms
- 2 En-Suites Plus Family Bathroom
- Catchment For Popular Schools
- 1.3 miles to Fetcham Village
- 1 mile from Bookham Village
- Council Tax Band: **G** EPC: **C**

**43 High Street, Great Bookham
Surrey KT23 4AD**

Tel:01372 452207

bookham@patrickgardner.com

www.patrickgardner.com

The Property

Built in 2006, this fabulous family house is located in a popular cul-de-sac and offers well presented family accommodation. The present owners purchased additional garden and the house therefore has a good sized rear garden.

The wide and light entrance hallway gives access to the study at the front of the house and to the well proportioned sitting room with bay window. A feature of the house is the extremely well appointed kitchen/breakfast room with fitted appliances. Doors from here lead to the rear patio and to both the dining room and to the family room which has a vaulted ceiling. Both of these rooms have double doors to the garden. The ground floor accommodation is completed by a cloakroom and utility room.

On the first floor the master bedroom has a range of fitted wardrobes and a luxury en-suite bathroom with walk-in shower. The guest bedroom also has fitted double wardrobes and an en-suite shower room. The other three double bedrooms all have fitted wardrobes and there is a luxury family bathroom with shower over the bath.

To the front of the property is driveway parking for several cars plus a garage with power and light. There is gated access on both sides of the property leading to the rear garden.

Situation

Situated just one mile from Bookham village with its wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a bank, a library and doctors and dentists surgeries.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London are available from both Leatherhead and Bookham Stations.

PGB1782 020317





Main House gross internal area = 2,592 sq ft / 240 sq m

Garage gross internal area = 193 sq ft / 18 sq m

Total gross internal area = 2,785 sq ft / 258 sq m

