



18 Keswick Road, Fetcham, Surrey KT22 9HH

£1,150,000 FREEHOLD

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- Detached Family House
- Situated on the Fetcham/Bookham Borders
- Triple Aspect Living Room
- Dining Room, Family Room, Conservatory & Study
- Kitchen/Breakfast Room
- Five Bedrooms (2 With En-Suite Shower Rooms)
- Family Bathroom
- Beautiful Secluded Rear Garden 110' by 70'
- Double Garage
- Council Tax Band: **G** EPC: **D**

**43 High Street, Great Bookham
Surrey KT23 4AD**
Tel: 01372 452207
bookham@patrickgardner.com
www.patrickgardner.com

The Property

This delightful and impressive five bedroom detached family house is positioned on the Fetcham/Bookham borders in one of the area's most prestigious roads.

The entrance porch leads to the front door opening into a spacious hallway with oak flooring, cloakroom, cloaks cupboard, under stairs cupboard and stairs to the first floor. The triple aspect living room is a large, bright area with gas fire. Sliding doors lead to a spacious conservatory which, in turn, has double doors leading onto the rear gardens. The study sits to the front of the property and a large dining room overlooks the rear garden.

The kitchen/breakfast room has an electric oven, five ring gas hob and integrated dishwasher plus space for a larder fridge. A door leads from the kitchen to the utility room which in turn gives access to a double garage and a family room.

To the first floor the master bedroom has plenty of fitted wardrobes and a large en-suite shower room. There are four further double bedrooms, one with an en-suite shower room plus a family bathroom.

The property is approached via an impressive in and out driveway with a large lawn area and mature flower beds. There is gated access to both sides of the property which lead to a large patio area which adjoins the property and overlooks a beautiful secluded lawn area with large shed and a fish pond. A total plot size of 0.315 of an acre beautifully complements this stunning house.

Situation

Situated on the Fetcham/Bookham borders being just one mile from both Fetcham and Bookham Villages. Both Fetcham and Bookham offer a wide range of shops and amenities including supermarkets, post office, doctors and dentists surgeries.

Bookham station is just under a mile away and there is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

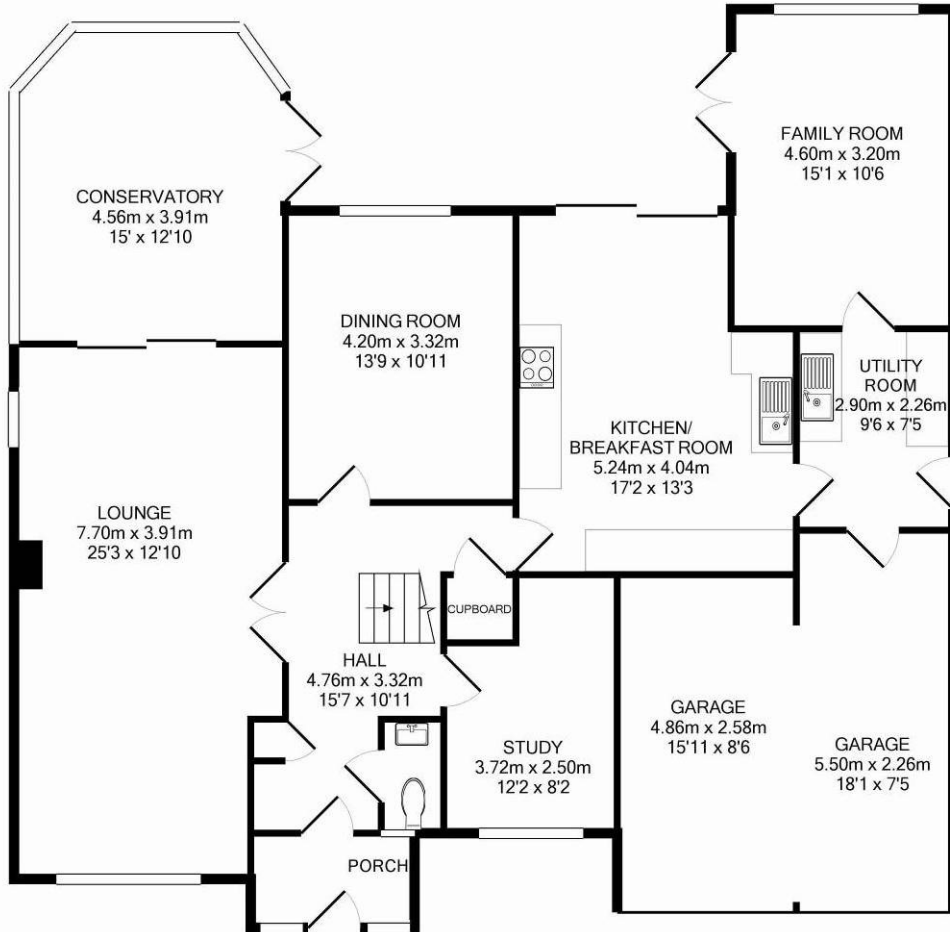
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated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

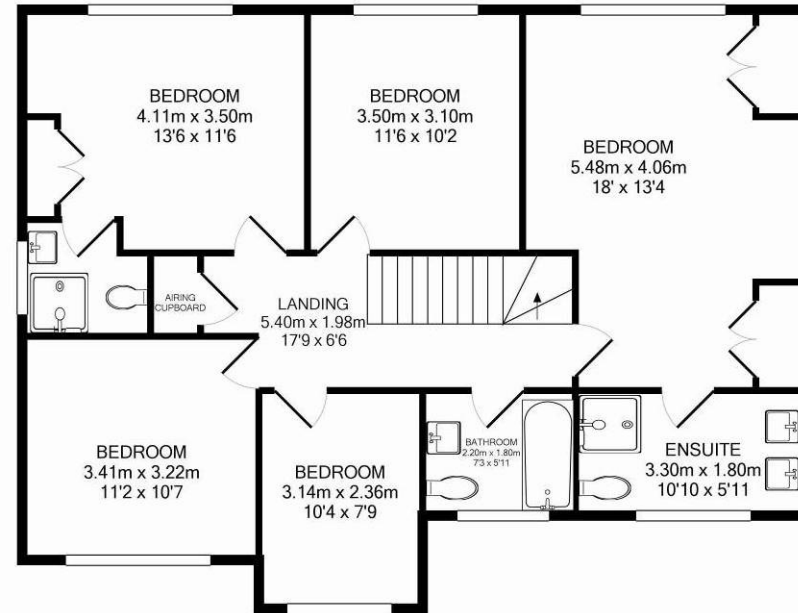
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Ground Floor
Approx. Floor
Area 151.1 Sq.M.
(1627 Sq.Ft.)



1st Floor
Approx. Floor
Area 87.4 Sq.M.
(941 Sq.Ft.)

Total Approx. Floor Area 238.5 Sq.M. (2567 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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