





GATESDEN ROAD

FETCHAM, KT22 9QW

Detached Character Family House
Large Secluded South Facing Garden
Flexible Ground Floor Accommodation
Self-Contained Ground Floor Annexe

Four Bedrooms plus Annexe
Reception Hall
Living/Family/Music Room
Living Room
Kitchen
Utility Room
Annexe Comprising Living, Kitchen, Bedroom, Bathroom
In/Out Horseshoe Driveway
Detached Studio/Office/Hobbies Room
Outdoor Bilbao 6 Seater Hot Tub
Brick Built Garage

AN ATTRACTIVE DETACHED CHARACTER FAMILY HOUSE which has been traditionally constructed and has red brick and tiled elevations to the first floor beneath a pitched hip and ridged clay tiled roof. The accommodation is spacious and very versatile having been extended to provide a GROUND FLOOR SELF-CONTAINED ONE BEDROOM ANNEXE. The annexe has its own front door and entrance as well as intercommunicating door to the main house and so could be utilised within the main accommodation if required. The house benefits from gas central heating to radiators, sealed unit double glazed windows and large south facing rear garden with full width paved patio and detached log cabin/studio/office. An internal inspection is highly recommended to appreciate this distinctive character home.



TECHNICAL - the property is serviced by two (2) hard wired /fibre optic suppliers (A) British Telecom provides a telecom and internet cable with high speed internet facility, Free To Air vision and Telecoms. (B) Virgin provide high performance fibre optic cable to the main house with connections to the Dining Room, Living Area, upstairs bedrooms 2&3 and the Annexe. The property also receives significant high performance Wi-Fi from both service providers and also benefits from High Fidelity Free To Air Aerials.

GROUND FLOOR

RECEPTION LOBBY

RECEPTION HALL 15'9" × 7'10" (4.80m × 2.39m)

LIVING/FAMILY/MUSIC ROOM 29'4" × 11'9" (8.94m × 3.58m)

FAMILY/MUSIC AREA 11'9" × 10'9" (3.58m × 3.28m)

DINING ROOM 25'2" × 11'9" (7.67m × 3.58m)

KITCHEN 11'8" × 8'7" (3.56m × 2.62m)

UTILITY ROOM 19'5" × 10'6" (5.92m × 3.20m)

CLOAKROOM

FIRST FLOOR

LANDING 7'11" × 6'6" (2.41m × 1.98m)

BEDROOM 1 16'4" × 11'2" (4.98m × 3.40m)

BEDROOM 2 13'2" × 11'9" (4.01m × 3.58m)

BEDROOM 3 12'1" × 10'4" (3.68m × 3.15m)

BEDROOM 4 8'11" × 7'10" (2.72m × 2.39m)

FULLY TILED BATHROOM

SEPARATE W.C.

GROUND FLOOR

SELF-CONTAINED GROUND FLOOR ANNEXE

RECEPTION LOBBY

BATHROOM

LIVING ROOM 14' × 7'8" (4.27m × 2.34m)

KITCHEN 11'6" × 6'4" (3.50m × 1.93m)

BEDROOM 11'3" × 7'10" (3.43m × 2.39m)

OUTSIDE

IN/OUT SHINGLE DRIVEWAY

BRICK BUILT GARAGE 16' × 8'2" (4.88m × 2.49m)

FRONT GARDEN

REAR GARDEN

HOT TUB

OFFICE/STUDIO/HOBBIES ROOM 25' × 12'11" (7.62m × 3.94m)

ALUMINIUM FRAMED GREENHOUSE

THREE TIMBER GARDEN SHEDS

ORCHARD & VEGETABLE PLOTS



Ground Floor
Approx. 1712.1 sq. feet



Total area: approx. 2465.5 sq. feet

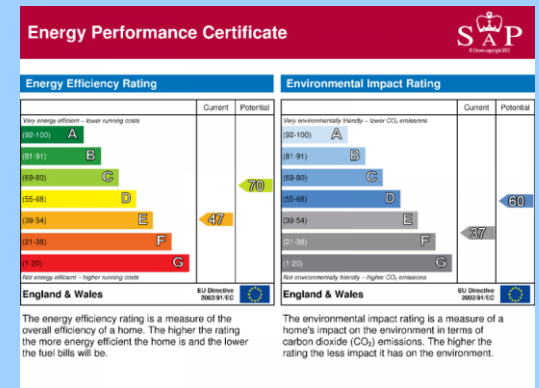
First Floor
Approx. 753.4 sq. feet



- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 3 - Council Tax Band G - Mole Valley District Council

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

BOOKHAM SALES OFFICE
11-15 HIGH STREET, BOOKHAM, KT23 4AA
01372 457011
sales@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk