



1 Fetcham Lodge, The Street, Fetcham, Surrey. KT22 9JX

£1,175,000 Freehold

1 Fetcham Lodge, The Street, Fetcham, Surrey. KT22 9JX

- Period Georgian Wing
- Numerous Original Features
- Octagonal Reception Hall + Cellar
- Superb Kitchen Breakfast Room
- Five Bedrooms
- Four Reception Rooms
- 10' High Ceilings to Principle Rooms
- South West Facing Gardens
- 0.4 Of An Acre
- Utility Room + Downstairs Shower Room
- Ample Off Street Parking
- Council Tax Band G EPC Rating D



**1-3 Church Street, Leatherhead,
Surrey. KT22 8DN**

01372 360078

leatherhead@patrickgardner.com

www.patrickgardner.com

The Property

This period wing forms a substantial part of this late 18th/early 19th Century mansion and has numerous original features including an attractive octagonal reception hall and the original staircase with carved balustrade. The period features blend with modern living whilst set on sunny South Westerly 0.4 Acre plot.

An attractive gabled porch leads through to a spacious Octagonal reception hall featuring stain glass windows, coats cupboard and door to a good size cellar. The inner hall has fitted book shelving and features a magnificent easy rising hand carved 4'6" wide staircase. The Living Room has newly laid teak parquet floor, open fireplace with ornate timber surround and doors to the patio with glazed loggia. A return door leads to the snug with smart chequered marble floor also having doors to the rear patio. The double aspect kitchen breakfast room has been recently refitted and features double glazed Gothic style windows, polished tiled floor, high quality range of sleek fitted cabinets and ceramic hob. There is a return door to the inner hall and door to a superb dining room with attractive bay window and corner fireplace. The utility area incorporates cupboards housing the electrical consumer units, a modern boiler, shower room and apple store. This area also provides access to the fourth reception room (currently used as their art studio) which has a double aspect with triple glazed windows and door to the side patio and access to coal cellar.

From the inner hall, stairs lead past a large window overlooking the front gardens providing light to the upstairs landing. There are two large double bedrooms with high ceilings, third double bedroom with rear aspect (currently used as a study) each served by a traditionally styled modern family shower room. Bedrooms 4 and 5 are good sized single bedrooms which together with the inner corridor and adjacent bathroom could be reconfigured to create a master bedroom suite.

Outside

The Gardens which extend to 0.4 acres are a particular feature of the property. The Front Garden is mainly laid to lawn with the remainder given over to driveway providing for off road visitor parking for approximately 4 cars.

The Rear Garden measures approximately 115' deep with a max. width of 97' is attractive and well maintained enjoying a sunny westerly aspect. It comprises a large brick paved patio, lawn beyond with flower beds set behind dry brick walls, a variety of specimen shrubs with boundary walling and hedging providing for a high degree of privacy.

Immediately adjoining the kitchen area is a further substantial area of brick paving ideal for somebody who may wish to utilise this area to keep a boat etc. Timber garden shed, outside lighting.



PGL3197 171017



History

1 Fetcham Lodge forms part of a larger mansion, always known as Fetcham Lodge, which records indicate was built between 1791 and 1813.

The part which forms 1 Fetcham Lodge is believed to date from approximately 1805 and previous occupants included Miss Birtha Ricardo, who was daughter to David Ricardo who was an MP and political economist being one of the most influential classical economists along with the likes of Adam Smith.

Another notable resident was C.S. Gordon Clarke who in 1926 became The High Sheriff of Surrey. In 1947 Fetcham Lodge was sub-divided into 5 separate units.

Situation

Fetcham Lodge is situated within five minutes walk from Fetcham Village centre with its local shopping parades.



Leatherhead town centre is just over 1.5 miles from the property and offers a more comprehensive range of shopping, leisure and entertainment facilities, including the partly covered Swan Shopping Centre, Waitrose Local in Church Street, a theatre/cinema, the private Nuffield Health centre, a large public leisure Centre at Fetcham Grove and a regular farmers' market. Leatherhead is located close to Junction 9 of the M25 with easy access to the A3 and other parts of the Surrey road network. Gatwick and Heathrow International Airports are within easy reach as are some of Surrey's famous landmark attractions, like Boxhill, Polesden Lacey and Brooklands Museum.

Within the locality there is private schooling at St. Johns, City of London Freeman's School, Epsom College, Manor House and well considered primary, middle and senior state schools including St. Andrews RC School, Therfield & Howard of Effingham Secondary Schools.

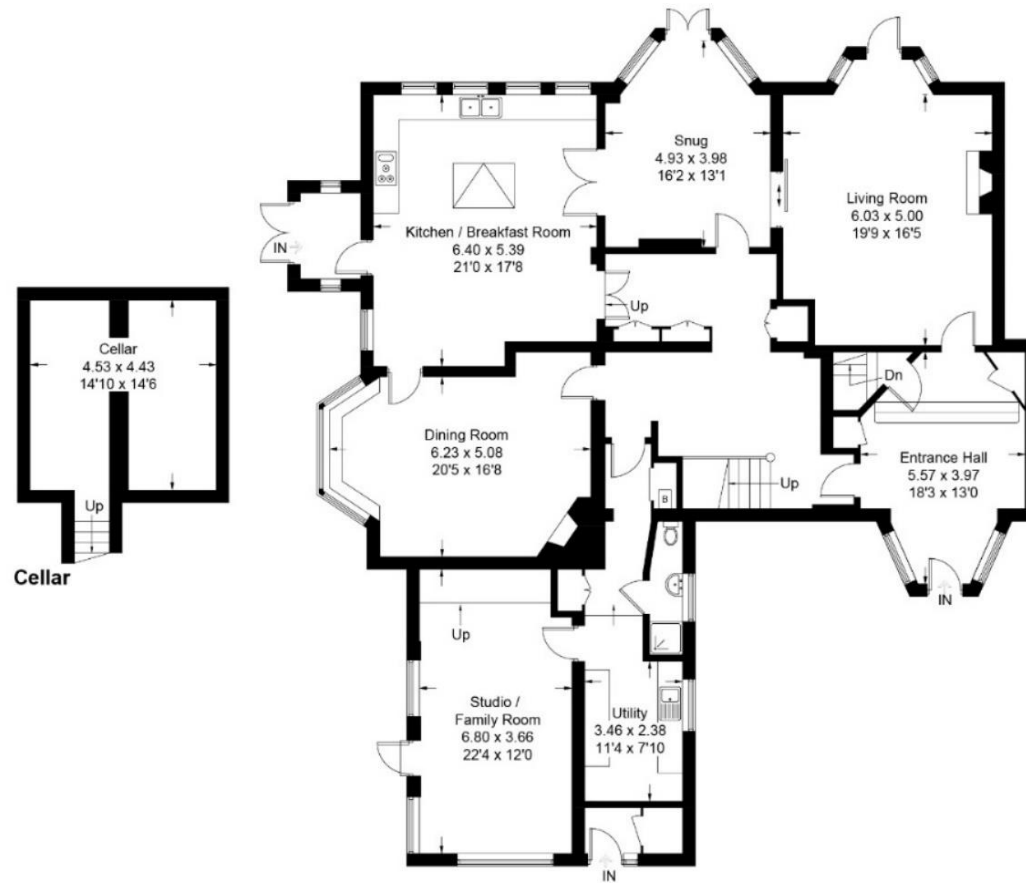
The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned.

Approximate Gross Internal Area = 343.6 sq m / 3698 sq ft
(Excluding Void)

Cellar = 21.6 sq m / 232 sq ft

Total = 365.2 sq m / 3930 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID361191)

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