



High Trees, The Ballands South, Fetcham, Surrey. KT22 9EP

£1,350,000 Freehold

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- Detached Family Home (3090 sq.ft.incl.garage)
- Large Entrance Hall with Utility Room
- Superb Open Plan Kitchen/Breakfast Room
- Family Room & Living Room
- Underfloor Heating to Ground Floor
- Superb Master Bedroom with En Suite
- 3 Further Double Bedrooms and Family Bathroom
- Guest Suite with En Suite (Ground floor)
- Landscaped South West Gardens
- Gravel Drive to Large Double Garage

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

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The Property This superb 5 bedroom detached house is situated on a secluded 0.3 acre South West facing plot and has been recently completed, configured and personalised to the current owners' specification and as such offers numerous bespoke features. There is gas fired underfloor heating to the ground floor, 3 luxury bathrooms with I-Box Hans Grohe mixer units, kitchen with smart Bi-Folding doors whilst all enhanced by high quality carpets, tiling and wood flooring throughout.

A covered storm porch leads to a large reception hall with range of built in coats cupboards whilst the inner hall features double doors to a small utility room with Bosch Washing machine and Tumble Dryer. The hall provides access to the sitting room, a stylish cloakroom and guest bedroom with luxury en suite bathroom and separate shower. Double doors lead through to a beautifully appointed 21'11" x 21'1" Kitchen Breakfast room with range of bespoke units complemented by white Silestone work surfaces, Samsung American Style fridge freezer, large matching island/breakfast bar, Smeg Oven and Hob and further integrated appliances. There is a wide opening to the 17'10" family room and bi-folding doors across the rear and side providing a seamless changeover to the patio and rear garden

From the hall, stairs lead past a large window and roof lantern (with mood lighting) providing for a light and spacious landing. The master bedroom has a rear aspect and features and neat dressing area, separate dressing room, elegant en suite and Juliette balcony overlooking the rear gardens. Bedrooms 2, 3 and 4 are also doubles complemented by a large family bathroom with and separate bath and shower.

Outside, a gravel drive with brick edging provides for ample parking and leads to a large double garage. The gardens have been beautifully landscaped and encompass the property with newly laid lawns, attractive borders and mature trees.

Situation The property is situated in The Ballands South one of Fetcham's most sought after residential locations being approximately 15-20 minutes walk from Leatherhead town centre and mainline railway station.

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, Waitrose Local and theatre in Church Street and main line railway station with services to London Waterloo, Victoria and London Bridge

Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Leisure facilities include the private Nuffield Health centre in Leatherhead town and leisure centre at Fetcham Grove. There is a wide range of private and state schools in the area serving all ages.



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Council Tax Band **tbc** EPC Rating **C**

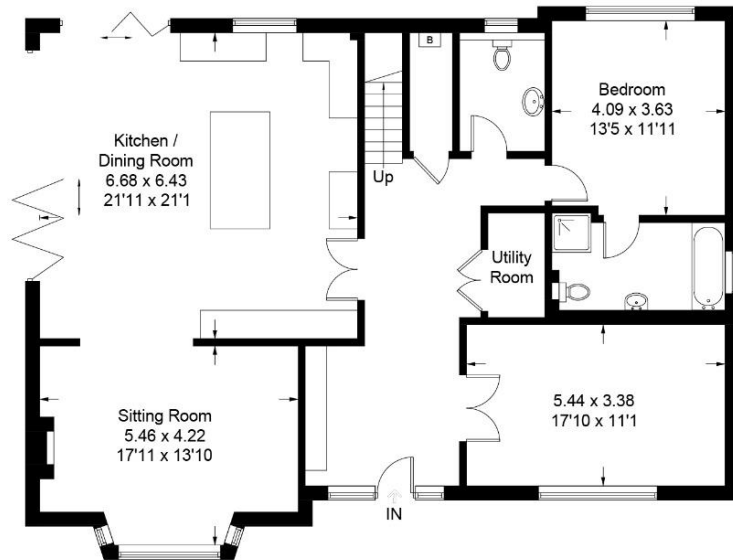


Approximate Gross Internal Area (including reduced headroom) = 243.9 sq m / 2625 sq ft

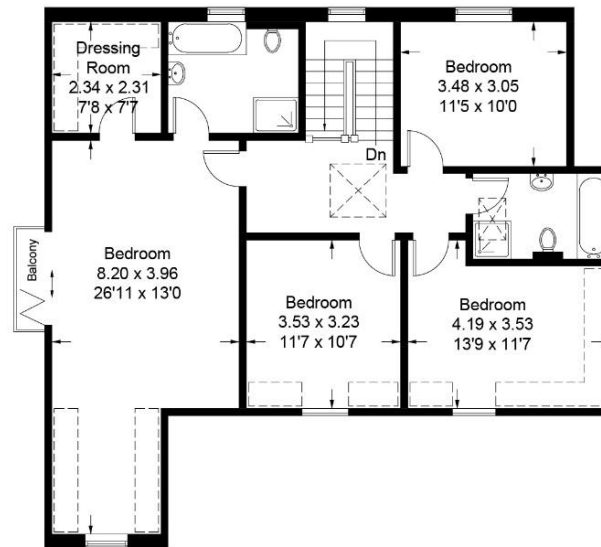
Garage = 43.2 sq m / 465 sq ft

Total = 287.1 sq m / 3090 sq ft

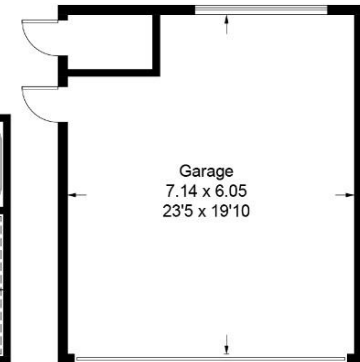
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Garage

(Not Shown In Actual
Location / Orientation)

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 any decisions reliant upon them.(ID333058)
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