



**1 Ridgeway Close, Fetcham, Surrey. KT22 9BF**

**£1,395,000 Freehold**

# 1 Ridgeway Close, Fetcham, Surrey. KT22 9BF

- Detached Family House (3481 sq.ft. incl. garage)
- 4 Separate Reception Rooms
- Open Plan Kitchen /Breakfast/Family Room
- Spacious Hall & Galleried Landing
- 5 Double Bedrooms & 4 Bathrooms (3 En Suite)
- Utility Room & Downstairs Cloakroom
- Gated Development
- Double Garage + Ample Off Street Parking
- Southerly Facing Rear Garden
- Short Walk to Greenbelt Countryside
- Council Tax Band **G**
- EPC **D**



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**The Property** Built in 2006 by Messrs A&O Homes, this superbly presented detached family house completed to a high standard throughout, features gas fired underfloor heating, UPVC double glazed windows and doors, detached double garage and a hardwired alarm system.

Its' living accommodation has been carefully designed and is finished to a high standard. Internally, there are Oak panelled doors and corniced ceilings. The external Storm Porch and front door opens into an impressive Reception Hall (with Galleried Landing above) off which are separate doors that lead into a separate Living Room, Dining Room, Study and a superb open plan Kitchen/Breakfast/Family Room which features island with breakfast bar and granite work surfaces. Accessed from the Kitchen/Breakfast/Family Room is the 20' x 16' Playroom and separate Utility Room.

On the First Floor there is a spacious Galleried Landing off which are five double bedrooms (all with built in wardrobes), three of which enjoy fully tiled luxury ensuite facilities with remainder served by the family bathroom which incorporates a separate shower and bath.

Outside, 1 and 2 Ridgeway Close are approached via brick pillars with electric double gates to a block pavier driveway and leads to a detached double garage with electric up and over door. Side access leads (via a play area with rubber bark) to a landscaped rear garden with outside lighting, feature lights and sockets, wide terrace, shaped lawns bordered with well stocked flower beds and screening.

**M25** 3 Miles \* **Cobham** 7 Miles \* **Guildford** 11 Miles \* **London** 21 Miles (approximate)

**Situation** The property is situated on high ground just a short walk or cycle from outstanding Greenbelt countryside of the Surrey Hills and Boxhill whilst within easy commuter reach to the City of London & West End via the A3 or Leatherhead's main line station with direct connections to the City of London and the London's West End via three of the capitol's main terminals: Waterloo, Victoria and London Bridge.

Leatherhead offers a comprehensive range facilities, including the newly opened Waitrose, Swan Shopping Centre, theatre/cinema, the private Nuffield Health centre and Leatherhead Leisure Centre.

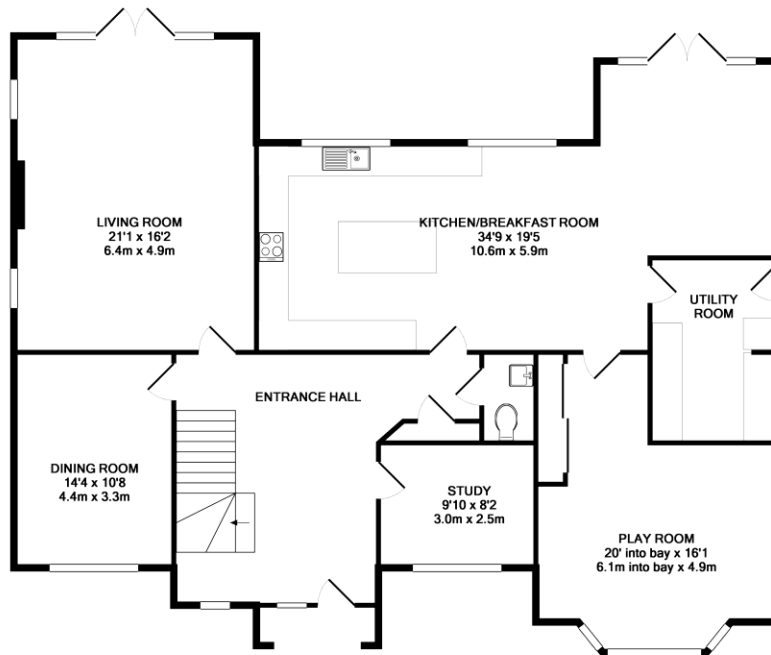
Within the locality there is private schooling at Downsends Leatherhead, Parkside at nearby Stoke D'Abernon and for older children, St. Johns School at Leatherhead, Boxhill School at Mickleham There are also well considered primary, middle and senior state schools including for older children St. Andrews RC School and Therfield Secondary School.

Leatherhead is located close to Junction 9 of the M25 with easy access to the A3. Gatwick and Heathrow Airports are within easy reach as well as some of Surrey's famous landmark attractions, like Boxhill, Polesden Lacey, Clarendon Park and Brooklands Museum. The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned.

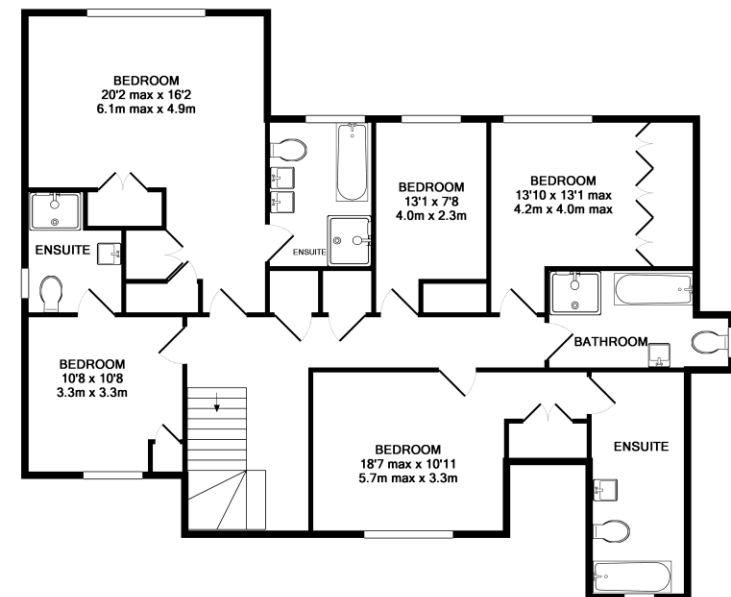
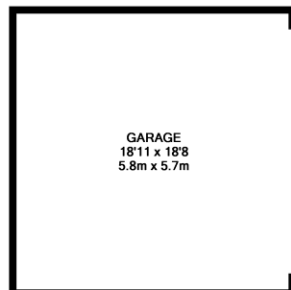


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GROUND FLOOR  
APPROX. FLOOR  
AREA 1751 SQ.FT.  
(162.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1316 SQ.FT.  
(122.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3419 SQ.FT. (317.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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