



**7 Mount Close** , Fetcham, Surrey. KT22 9EF

**£1,550,000 Freehold**



## 7 Mount Close , Fetcham, Surrey. KT22 9EF

- Beautifully Presented Detached Family House
- Spacious Accommodation over Two Floors
- End of Cul-de-Sac Position
- Beam and Block Ground and First Floors
- Gas Fired Underfloor Heating
- Reception Hall with Galleried Landing
- Three Spacious Reception Rooms
- Open Plan Kitchen/Breakfast/Family Room
- Master Bedroom & E/S Dressing & Shower Room
- Bedroom 2/Guest Suite
- Three Further Bedrooms & Family Bathroom
- Detached Double Garage plus Workshop



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

01372 360078

[leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

### The Property

This individual detached family home was designed and built for the present owner in 2009, being set in an elevated position on a mature plot in one of Fetcham's most sought after cul-de-sac's. Beautifully presented throughout with tasteful neutral décor, quality finishes and a high specification can be found throughout the whole property. Traditionally constructed and offered with the remaining period of an NHBC Warranty, the property features beam and block ground and first floors with block partitioning between rooms which provides for improved heat and sound insulation qualities with no squeaky floorboards!

Its' light and airy accommodation comprises a spacious reception hall which features an oak engineered floor and oak staircase leading to a first floor galleried landing. The principal reception rooms can all be accessed from the reception hall. The kitchen/breakfast room, dining room and sitting room are all set at the rear of the house and are linked by glazed double doors which makes for superb entertaining space. The double aspect sitting room features a Living Flame gas fire and there are French doors out onto an Indian sandstone patio and rear garden. The kitchen/breakfast room is double aspect and again there are French doors out onto the patio. The kitchen benefits from granite working surfaces, a range of base cabinets and integrated appliances and there is also a walk-in larder cupboard. The adjoining spacious utility room is accessed from the kitchen and there is a door outside. The kitchen/breakfast room opens into an excellent family room which features a vaulted ceiling and French doors outside; this is a particularly attractive room and together with the kitchen/breakfast room serves as the hub of the home.

On the first floor, there is a spacious galleried landing off which are the five double bedrooms. The master bedroom, set at the rear of the house, has a Juliette balcony from where distant views can be enjoyed. The master bedroom has a wardrobed dressing room also off which is a shower room which features 'his and hers' sinks set within a tasteful granite worktop. The remaining four double bedrooms each have built in wardrobes. Bedroom 2/Guest bedroom features an en suite shower room & the family bathroom which serves the remaining three bedrooms incorporates a bath and a separate walk in shower cubicle.

Externally, the gardens are attractively landscaped both to the front and rear. To the front, there is a spacious brick paved driveway set before the detached double garage which incorporates up and over electric doors. Attached to the garage is a brick built workshop. There is gated side access around both sides of the house to the rear garden which is attractively landscaped to comprise a raised Indian sandstone patio with lawn beyond, shingled pathways and well stocked flower and shrub borders.

### Situation

The property is situated in one of Fetcham's most sought after roads being approximately 20 minutes' walk of Leatherhead's centre and mainline railway station. Leatherhead offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, Waitrose local, theatre and main line railway station with services to London Waterloo, Victoria and London Bridge.

There is a wide choice of schools for all ages. Both Fetcham Village Infants schools and Oakfield Junior schools are Ofsted outstanding whilst Therfield School (11+) is OFSTED Good. Highly regarded private schools include in Leatherhead, Downsends Prep School, St. Johns School (11+) Parkside Prep School at Stoke D'Abernon and City of London Freemans School in Ashted.

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

### Directions

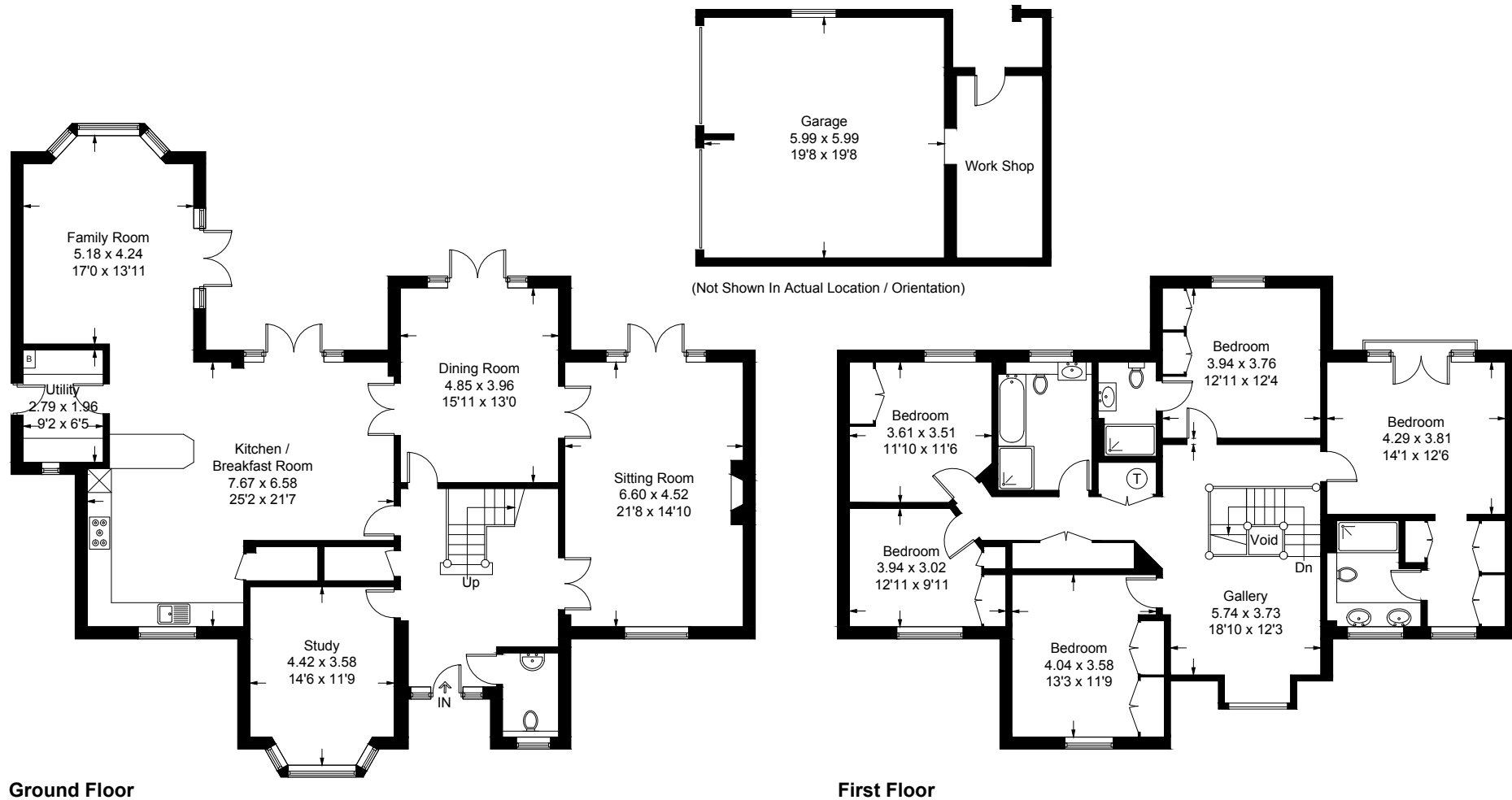
Leave Leatherhead via the Guildford Road (B2122) and proceed up Hawks Hill signposted Fetcham/Guildford. Approaching the brow of the hill, take the first right hand turning into The Mount and Mount Close is the first turning on the right. The property can be found at the head of the close.

Council Tax Band G & EPC Rating C





Approximate Gross Internal Area = 293.9 sq m / 3163 sq ft  
(Excluding Void)  
Garage = 47.1 sq m / 507 sq ft  
(Including Work Shop)  
Total = 341 sq m / 3670 sq ft



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. (ID413629)

www.bagshawandhardy.com © 2018