



Orchard House, Foxley Place, Kennel Lane, Fetcham, KT22 9PG

Price Guide £1,250,000



- 5/6 BEDROOMS
- BESPOKE HIGH END KITCHEN
- BRIGHT AND AIRY RECEPTION SPACES
- SOLID OAK STAIRCASE
- SURROUNDED BY SURREY HILLS
- 3 STYLISH BATHROOMS
- FULL WIDTH BI-FOLDING DOORS
- JULIETTE BALCONIES TO BEDROOMS 1 & 2
- EASY ACCESS TO M25 & A3
- WALKABLE TO VILLAGE AMENITIES

## Description

Perfectly located in the very heart of Fetcham village on Kennel Lane, Foxley Place is a boutique development of just four superbly appointed, new luxury 5/6 bedroom homes. Each stylish home is designed, built and finished to the highest specification. With innovative layouts including split level floors, the stunning homes offer spacious and versatile accommodation arranged over three floors.

On the ground floor, three separate living spaces are expertly framed with deep coffered ceilings and recessed ambient mood lighting. Premium, secure and energy efficient bi-fold doors extend across the full width of the ground floor giving a wonderful light and bright feel to the living space, and provide access to a paved terrace creating a seamless transition between indoors and out. There is also a separate TV snug or study/office on the ground floor to the front of the property.

The magnificent 32ft x 19ft reception room overlooking the rear garden, which includes kitchen, dining and living area, is beautifully fitted with floor to ceiling bespoke kitchen units and a large central island.

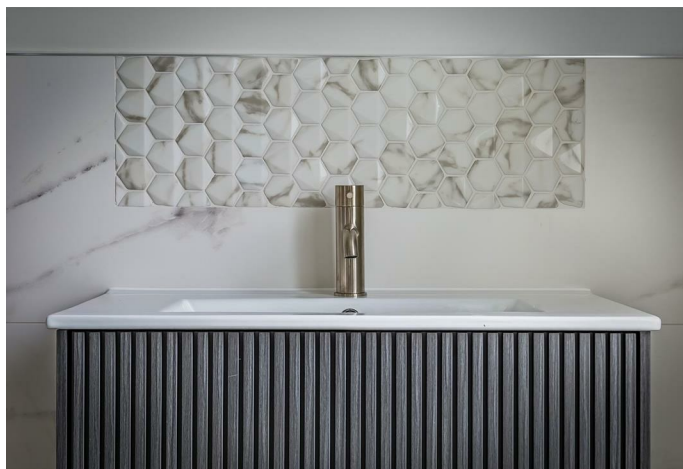
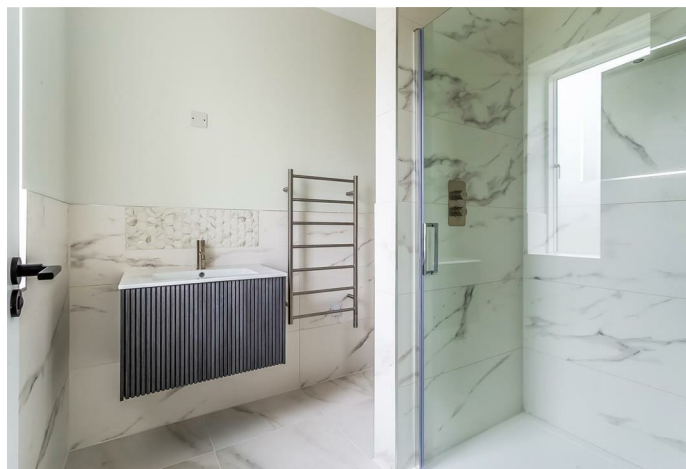
There are four spacious double bedrooms on the first floor, three of which have bespoke fitted wardrobes. The Master bedroom and second bedroom feature Juliette balconies and superbly appointed ensuite bathrooms. There are two further rooms on the top floor which could be used as home offices or extra bedroom space.

The property also benefits from an oversized single garage and EV Charging port as well as external wall lighting and landscaped gardens.


## Situation

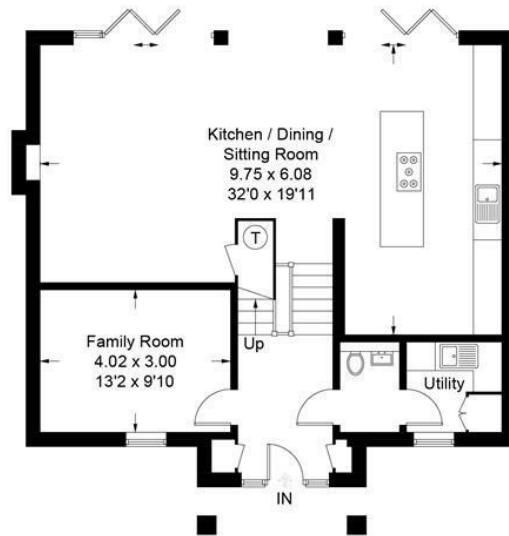
Fetcham Village is close to Leatherhead, Bookham and Cobham. It has good local shops and excellent schools nearby, and is surrounded by beautiful countryside with the River Mole on its doorstep. Fetcham is superbly connected with Leatherhead train station providing ready access to both Waterloo, Victoria and London Bridge. Junction 9 of the M25 offers easy access to both Gatwick and Heathrow airports.

<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	TBA

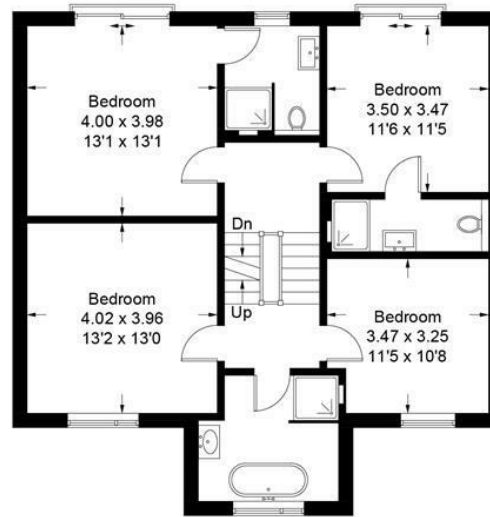


Approximate Gross Internal Area = 213.7 sq m / 2300 sq ft (Excluding Void)  
 Garage = 18.2 sq m / 196 sq ft  
 Total = 231.9 sq m / 2496 sq ft

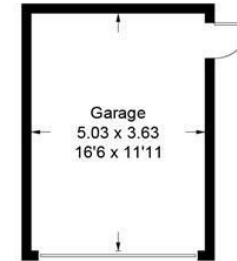
 = Reduced headroom below 1.5m / 5'0



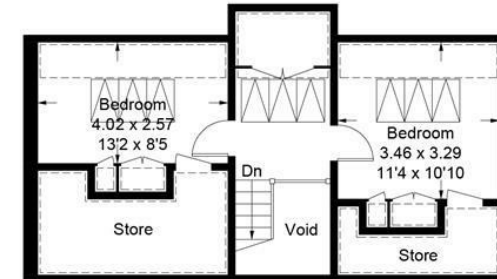
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second 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. (ID989958)  
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