



 **patrick  
gardner**  
RESIDENTIAL

58 Kennel Lane, Fetcham, Surrey, KT22 9PJ

Asking Price £1,025,000



- DETACHED FAMILY HOUSE
- 2 ENSUITES & FAMILY BATHROOM
- STUNNING L'SHAPED KITCHEN
- DRIVEWAY PARKING
- LARGE GARDEN ROOM
- 5 BEDROOMS
- 2 RECEPTION ROOMS
- GARAGE
- GARDEN APPROX 170'
- CATCHMENT OF EXCELLENT LOCAL SCHOOLS

## Description

This lovely detached family home features five bedrooms, one of which is situated on the second floor with its own ensuite, two further bathrooms to the first floor, one of which is another ensuite, and a beautiful large rear garden perfect for relaxing and entertaining.

The front door of the property leads into a welcoming entrance hall with understairs storage cupboard. There is a sitting room with space for wood burner/electric fireplace. Open plan kitchen/diner with two sets of double doors leading to back garden. The kitchen is fitted with ample cupboard space and benefits from a central island housing storage cupboards, a seating area, integrated dishwasher and oven and space for low level fridge and freezer. Utility room with space for washing machine and tumble dryer, storage cupboard and wall mounted Baxi boiler. Door leads to cloakroom with sink and wc.

### First Floor

Stairs leading to first floor landing. Stunning family bathroom with sensor light, large walk-in shower and dimmer light over bath for well needed relaxation at the end of the day. Three double bedrooms, one with ensuite, all benefitting from fitted wardrobes. There is a further single bedroom.

Stairs leading to appealing second floor bedroom with wide opening Velux windows allowing ample light, ensuite and ample eaves storage.

To the front of the property is a driveway with parking for at least two cars leading to a single garage/workshop and water softener. Lawn area and hedging to front. To the rear of the property is a lovely secluded garden mainly laid to lawn with patio perfect for relaxing/entertaining and large garden shed. The garden has an average depth of 170'.

## Situation

Situated in a popular road the property is a leisurely 5 minute walk to the local newsagents shop, under a mile to Fetcham Village and just over a mile to Bookham Village. Just around the corner are the Spring Grove ponds while a few minutes' walk in the other direction will take you straight onto Bookham Common. The National Trust owned land is great for walkers, cyclists and riders alike.

Both Fetcham and Bookham villages offer a wide range of shops and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants, is located 2.5 miles away and offers a main line station with services to London. The property is also on the 479 bus route.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

**Tenure**

Freehold

**EPC**

D

**Council Tax Band**

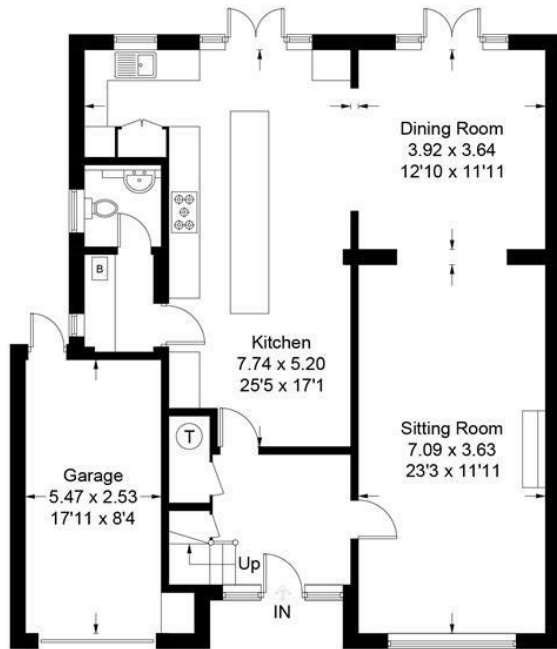
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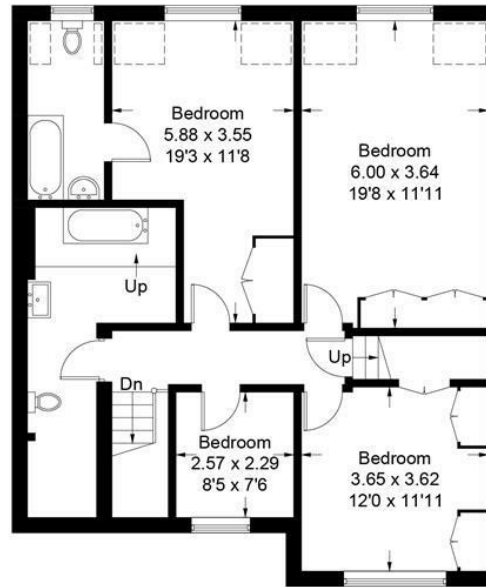
Approximate Gross Internal Area = 220.9 sq m / 2378 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Outbuilding = 21.0 sq m / 226 sq ft  
 Total = 256.7 sq m / 2763 sq ft



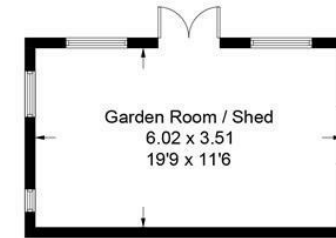
 = Reduced headroom below 1.5m / 5'0



Ground Floor

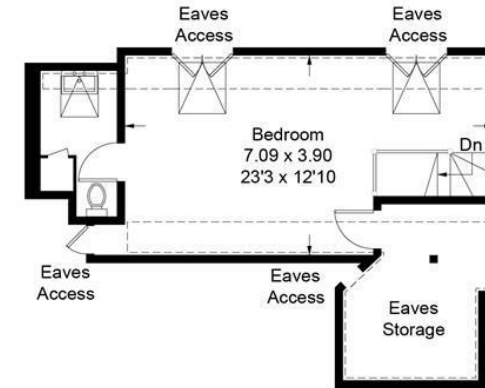


First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding



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. (ID962924)  
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