



28 The Glade, Fetcham, Surrey, KT22 9TH

Asking Price £1,195,000



- EXTENDED DETACHED HOUSE
- 4 BEDROOMS
- KITCHEN BREAKFAST FAMILY ROOM
- SUPERB 170' REAR GARDEN
- EASY ACCESS TO BOOKHAM STATION
- 0.48 ACRE PLOT
- ENSUITE & FAMILY BATHROOM
- 3 FURTHER RECEPTION ROOMS
- DRIVEWAY PARKING & GARAGE
- WALK TO BOOKHAM COMMON

Description

This attractive, much loved family home was built in 1922 and has been extended over the years to offer spacious accommodation situated on just under half an acre plot within an easy walk of Bookham Common. The property offers four good sized bedrooms and further scope to enlarge upstairs if required (subject to the usual consents).

As you open the front door you are welcomed into the hallway off which is a spacious triple aspect living room with open fire with a Minster fireplace and French doors to outside. Sliding double doors lead to the family room with a bay window overlooking the garden. There is a third reception room, currently used as a study, which also benefits from a door to outside and a gas fire. The kitchen family dining room is a superb space and offers ample kitchen cupboards, a seating area and a dining area with a vaulted ceiling and doors leading out to the patio. There is a separate utility room which also benefits from further storage and a door to outside.

Stairs lead to the first floor landing with an airing cupboard and access hatch to the loft space (with windows, partial boarding, ladder and light). The principal suite offers fitted wardrobes, a dressing room and an ensuite with Aqualisa shower. There are three further good sized bedrooms and a family bathroom which completes the first floor accommodation.

The property sits on a 0.48 acre plot and is well set back from the road. To the front is a wild flower and herb garden and driveway parking for several vehicles leading to the double carport and garage. The garage offers an up and over door, power, light and a workshop. The secluded rear garden is a particular feature of the property and extends some 170' in depth. The beautifully maintained garden offers a large patio, lawn, well established shrubs and perennials, a feature pond, fruit trees and a vegetable plot. There is also a greenhouse, garden shed, log store and summer house. Planning permission was also granted in 2019 for a new detached double garage to the front of the property (MO/2019/1872).

Situation

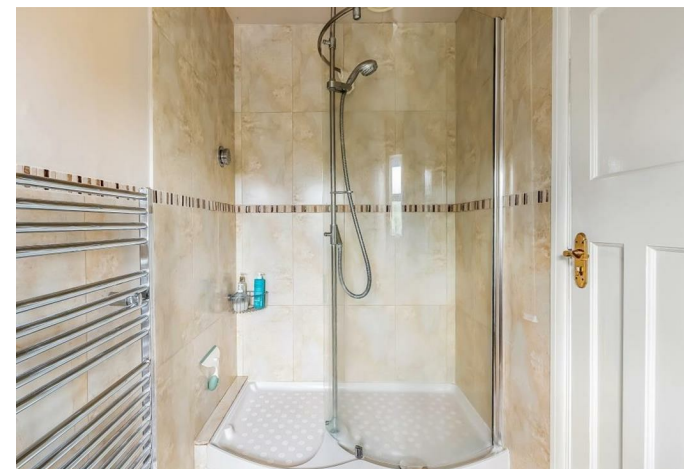
Situated in a quiet favoured road the property is a leisurely 5 minute walk to the local newsagents shop, under a mile to Fetcham Village and just over a mile to Bookham Village. Just around the corner are the Spring Grove ponds while a few minutes' walk in the other direction will take you straight 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. Bookham station is 20 minute walk away (0.8 miles).

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, 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.

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

Tenure	Freehold
EPC	E
Council Tax Band	G



 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 215.1 sq m / 2315 sq ft
Outbuildings = 32.8 sq m / 353 sq ft
Total = 247.9 sq m / 2668 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. (ID1112603)
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