



FOXLEY
PLACE




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An exclusive cul-de-sac development of four substantial family homes, perfectly located in a quiet residential area of Fetcham village.

Hand-crafted homes of distinction, each property has been carefully and thoughtfully designed to provide homeowners with an exceptional degree of comfort and luxury throughout.



Plot 1 - Grove House and Plot 2 Orchard House axometric plan - rear elevation.
Computer generated image is indicative only.

The split-level designs provide flexible living accommodation and a relaxed flow throughout each property.

On entering the home, light floods into the main entrance hallway with an oak staircase leading down to the main reception area on the lower floor, a most impressive living space with over height ceilings and extra wide bi-folding doors spanning the full extent of the rear of the property. Three separate living spaces are expertly framed with deep coffered ceilings and recessed ambient mood lighting.

The fabulous layout doesn't stop on the ground floor. A superb master suite is located on the first floor with fully fitted wardrobes, luxury ensuite bathroom and double casement doors opening to a Juliette balcony. The guest bedroom, with attractive ensuite shower room, also opens to a Juliette balcony overlooking the rear garden.

A further family bathroom with freestanding bath and separate shower complements two good sized double bedrooms, both with fitted wardrobes. The top floor can be utilised in a variety of ways depending on your own personal needs. Growing children can have their own bedroom and play/gaming room or the space could be used as a studio for a particular hobby or even a second home office.

The bespoke kitchen area with elegant floor to ceiling units and high end kitchen appliances are a must for budding chefs. A wide island unit with stylish drop lighting completes the stunning kitchen. Each house with a utility room providing extra storage and laundry facilities.



The generous reception spaces are light and airy and provide a relaxing hub for family life with ample space for a large dining table and defined living area.

Glazed bi-folding doors extend across the full length of the living area and provide access to the attractive terrace and garden beyond, perfect for whiling the day away on sunny afternoons.



Computer generated images are indicative only.









GROVE HOUSE
PLOT 2

MULBERRY HOUSE
PLOT 1



ORCHARD HOUSE
PLOT 3

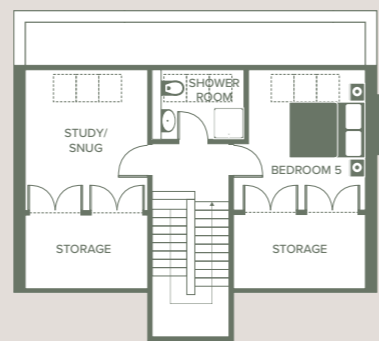
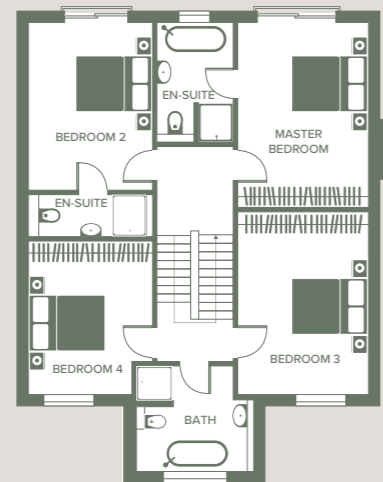
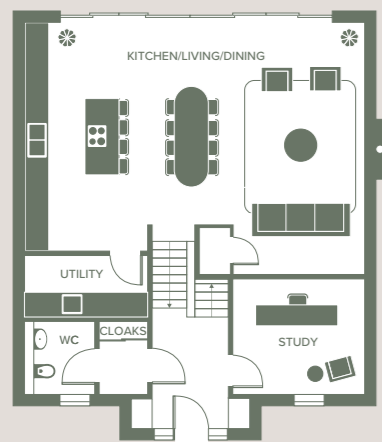
HIGHFIELD HOUSE
PLOT 4



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Kitchen/Living/Dining	8.80 x 6.56 (max)
Study	3.40 x 2.99
Cloak Room	5.09 x 3.63
Garage	5.00 x 3.63

Master Bedroom	4.75 x 3.38
Bedroom 2	4.27 x 3.18
Bedroom 3	4.76 x 3.41
Bedroom 4	3.99 x 3.19

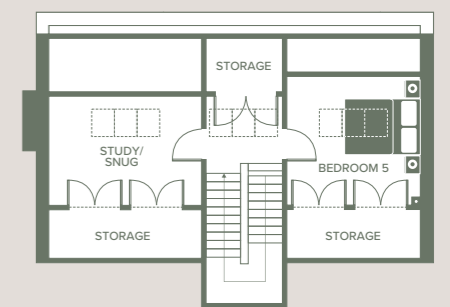
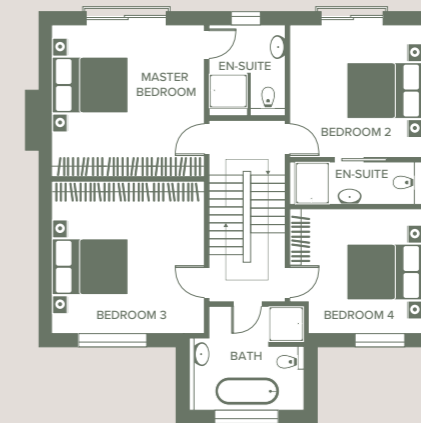
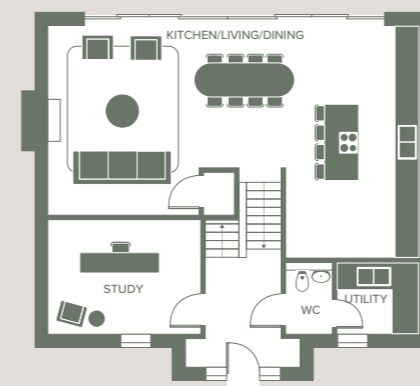
Bedroom 5	4.14 x 3.21
Study/Snug	3.32 x 3.11

PLEASE NOTE: Mulberry House floor plan shown. Grove House is handed and room dimensions may vary slightly. Dimensions given in metres. Photograph is of Mulberry House.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Kitchen/Living/Dining	9.75 x 6.08 (max)
Study	4.02 x 3.00
Garage	5.09 x 3.63

Master Bedroom	4.00 x 3.98
Bedroom 2	3.50 x 3.47
Bedroom 3	4.02 x 3.96
Bedroom 4	3.47 x 3.25

Bedroom 5	3.46 x 3.29
Study/Snug	4.02 x 2.57

PLEASE NOTE: Highfield House floor plan shown. Orchard House is handed and room dimensions may vary slightly. Dimensions given in metres. Photograph is of Highfield House.

DISCOVER THE LOCAL AREA & BEYOND

Foxley Place is conveniently located, being within easy reach of both Fetcham and Bookham Village centres, and within two miles of Leatherhead Town centre.

Fetcham village offers a good selection of local retail outlets including a Sainsburys Local, Boots the Chemist, various independent shops, coffee shops, restaurants and a traditional village pub nearby in The Street.

Leatherhead Town Centre offers a more comprehensive range of shopping facilities and amenities including the partly covered Swan Shopping Centre, Leatherhead Theatre, Waitrose and Nuffield Health & Wellbeing Gym. Leatherhead Leisure Centre is located on the edge of the town at Fetcham Grove along with Leatherhead Cricket Club and Leatherhead Football Club.

Local schooling is very well catered for in Fetcham village; the Infants School boasts an OFSTED Outstanding rating whilst the Middle School has an OFSTED Good rating. There are also numerous independent schools in the vicinity including Parkside Prep School at Stoke D'Abernon,

Downsend Preparatory Schools in Leatherhead and Ashted, St John's School, Leatherhead and City of London Freemen's School in Ashted.

Bookham and Leatherhead Mainline Railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are also within easy reach.

Fetcham village is surrounded by a wealth of glorious, open countryside with National Trust owned Polesden Lacey and Norbury Park on the southern side of the village and National Trust owned Bookham Common on the border with Cobham village. These wide open spaces provide superb opportunities for all manner of leisure pursuits and family days out.



FOXLEY PLACE SITE PLAN

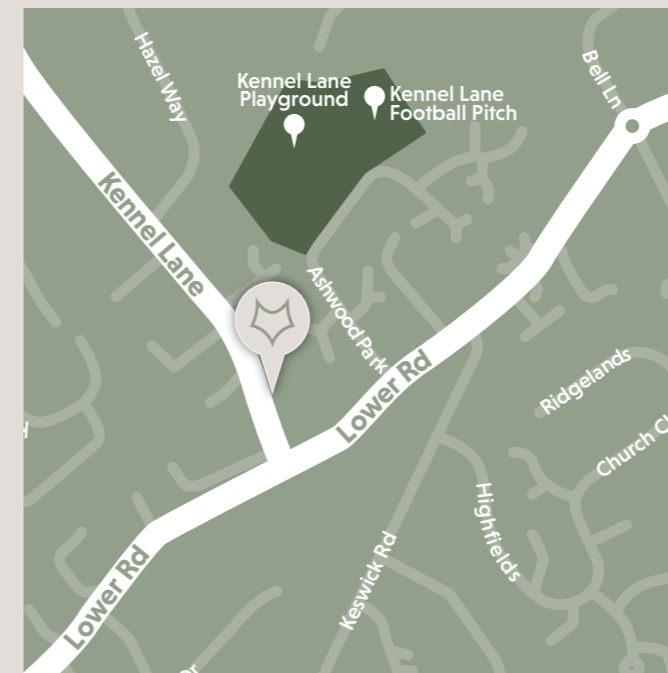
PLOT 1: MULBERRY HOUSE
PLOT 2: GROVE HOUSE

PLOT 3: ORCHARD HOUSE
PLOT 4: HIGHFIELD HOUSE



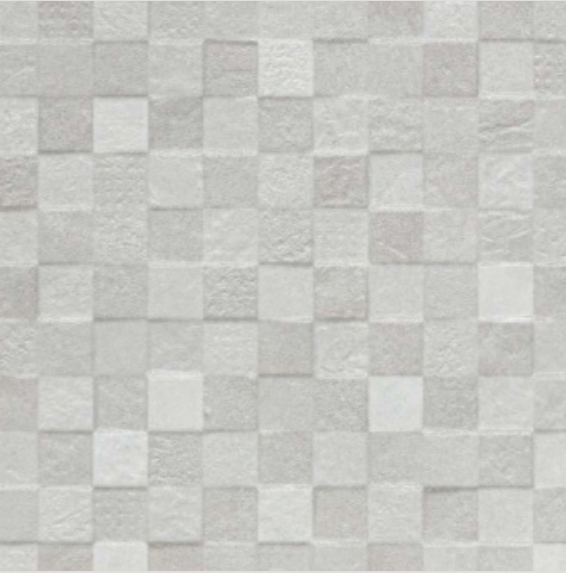
Computer generated site plan is indicative only.

FOXLEY PLACE LOCATION



Foxley Place,
Kennel Lane,
Fetcham,
Leatherhead,
Surrey,
KT22 9PG





KITCHEN

- Extra tall bespoke made soft Grey and Vanilla contemporary kitchen design
- Breakfast cupboard with internal worktop and lights
- Quartz stone worktop with full height splash and waterfall edges on the island
- Fully integrated Siemens Appliances - Fan assisted electric oven, combi oven/ microwave, tall fridge, tall low frost freezer, dishwasher, and wine cooler in detached houses
- ELICA self extracting induction hob
- Under mounted sink, integrated into the worktop
- Space and plumbing in place for a Quooker Tap
- Vado mixer tap with hose
- Soft lighting under wall units and back of the island
- 1st fix in place for motorised curtain track

BEDROOMS

- Bespoke fitted wardrobes in Master Bedroom and Bedrooms 3 and 4
- Mood lighting in Master Bedrooms
- Juliet balcony doors on the Master and Bedroom 2
- Wiring for electric curtains in the Master Bedroom

BATHROOM & EN-SUITES

- Saloni tiled floor and walls
- Duravit and Crosswater sanitaryware
- Wall hung toilet with concealed system and soft close seat
- Coalbrook brassware
- Coalbrook thermostatic shower valves
- Pevensy heated towel rail
- Merlyn low profile shower trays
- Merlyn frameless shower screens
- Crosswater vanity drawers in Family Bathroom and Master En-suite

INTERIOR

- Engineered timber flooring throughout the ground and lower floors
- Walls painted in contemporary colours, joinery decorated with an eggshell finish
- Tiled flooring in Bathrooms and En-suites
- Velfac double glazed windows and bi-fold doors to private gardens
- Mood lighting on lower ground floor
- Oak staircase with glass balustrade, with mood lighting
- Berber style carpets from Kingsmead on stairs, landings and all bedrooms

EXTERIOR & BUILD

- Garage and individual parking
- Electric car charging ports
- Graded non fading porcelain patio
- Landscaped gardens
- Outdoor lighting
- Detached houses - wired for external speakers
- Solid concrete construction to all floors

HEATING & ELECTRICS

- Underfloor heating throughout via air source heat pump
- White downlights
- TV outlet points in all rooms on all floors
- Telephone points and fibre broadband direct to house
- CAT 6 cabling throughout and WIFI boosters on each floor
- Generous supply of power sockets, with some USB/C socket in high use areas
- 1st fix in place for connected ATMOS TV sound system and satellite
- 1st fix in situ for alarm system
- Wiring for external CCTV system

WARRANTY

- 10 year structural defect warranty with ICW





We're a team of experts with decades of property-related experience and one goal: to make our clients happy. That's why our properties are always carefully designed, well-constructed and beautifully finished.

DISCLAIMER:

The images and information in this brochure are only intended as a rough guide to the finished product. The development is a work in progress, and if we believe we can improve it in any way once this brochure has been released, we will. To this end, all the images within this brochure are computer-generated, and materials and finishes might not be as shown. If you like the look of this development, please arrange a viewing and see the development with your own eyes.

