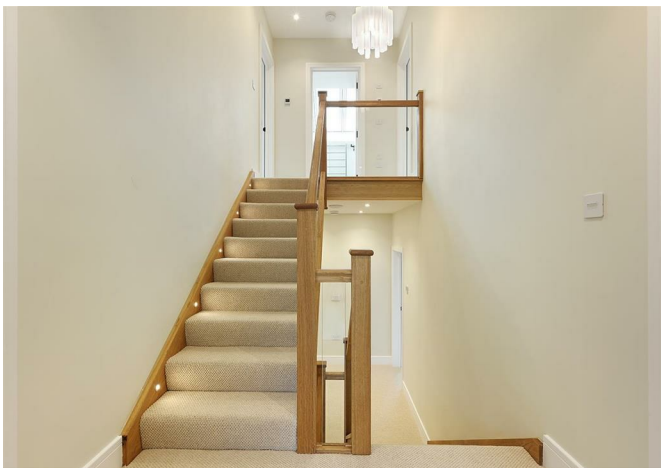




patrick
gardner
RESIDENTIAL

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

Price Guide £1,495,000



- 5/6 BEDROOM DETACHED HOUSE
- SIEMENS INTEGRATED APPLIANCES
- LUXURY BATHROOMS & ENSUITES
- FULL WIDTH BI-FOLD DOORS
- GARAGE WITH EV CHARGING POINT
- 29FT BESPOKE KITCHEN/FAMILY ROOM
- DURAVIT HIGH-END SANITARYWARE
- OAK STAIRCASE WITH MOOD LIGHTING
- AIR SOURCE HEAT PUMP
- PARKING FOR NUMEROUS VEHICLES

Description

This beautiful contemporary townhome is conveniently situated within easy reach of Fetcham and Bookham, near to shops, eateries, bars, and green spaces. The developer has incorporated an excellent specification by exclusively utilising high-quality finishes with durability, a modern yet practical design and layout in mind. This is evident in the flooring throughout, the quartz countertops, the Velfac windows, oak staircase, custom-made fitted wardrobes, and Duravit sanitary ware and Coalbrook brassware.

This residence showcases a split-level design that offers adaptable living space and a seamless flow throughout the property. Upon entering the home, natural light fills the main entrance hallway with an oak staircase leading to the main reception area on the lower floor; an impressive living space with high ceilings and expansive bi-folding doors that span the entire rear of the property. The kitchen/dining/living room is expertly enhanced with deep coffered ceilings and recessed ambient mood lighting. A separate family room and a downstairs cloakroom can be found at the front of the house.

The first floor comprises a total of 4 bedrooms and 3 bathrooms, including the spacious primary bedroom with fully fitted wardrobes, a luxurious ensuite bathroom, and doors that open to a Juliette balcony. The guest bedroom, with an ensuite shower room, also opens to a Juliette balcony overlooking the rear garden. A further family bathroom with a freestanding bath and separate shower complements two generously sized double bedrooms, both with fitted wardrobes. The top floor offers two more bedrooms as well as a separate shower room.

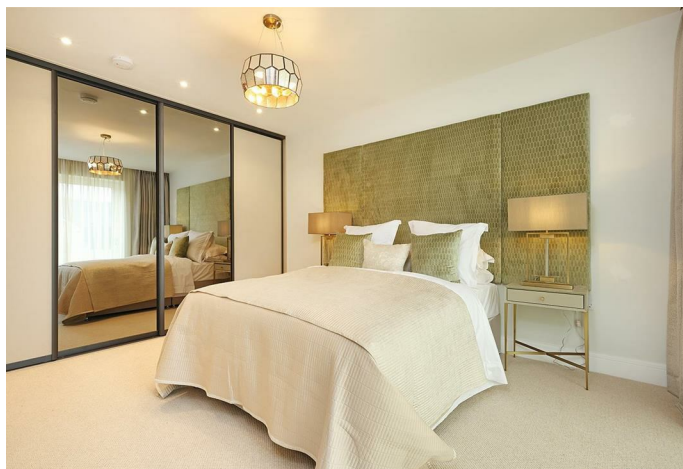
Externally, the home benefits from its own garage, parking space, a landscaped garden, and a large nonfading porcelain terrace as well as a 10 year build warranty, EV charging points and an Air Source heat pump.

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.

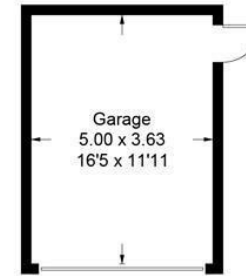
*Internal images taken from Show Home (Plot 1)

Tenure	Freehold
EPC	B
Council Tax Band	G



Approximate Gross Internal Area = 231.3 sq m / 2490 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Total = 249.5 sq m / 2686 sq ft
 (Excluding Void)

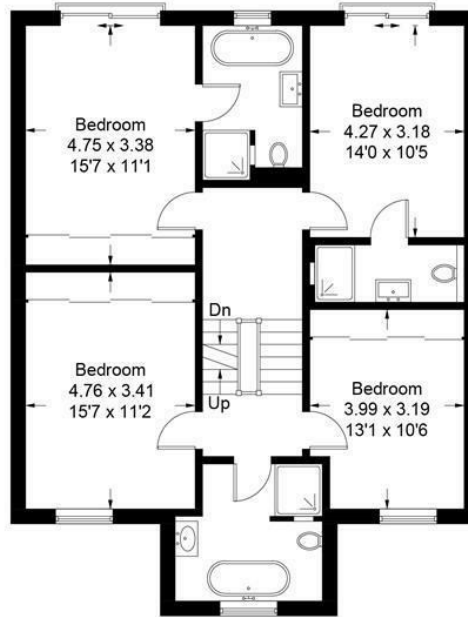
 = Reduced headroom below 1.5m / 5'0



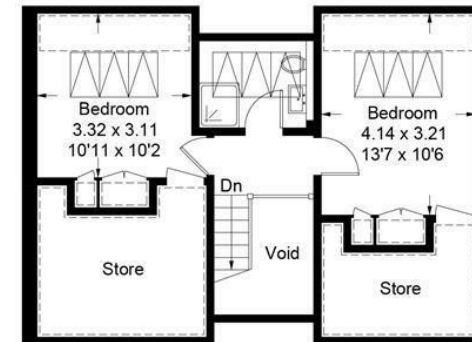
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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. (ID989957)
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