



44 Kennel Lane, Fetcham, Surrey, KT22 9PJ

Asking Price £975,000



- EXTENDED FAMILY HOME
- ACCOMODATION OVER THREE FLOORS
- 3 RECEPTION ROOMS
- 100' REAR GARDEN
- WALK TO LOCAL SCHOOLS
- SPACIOUS LAYOUT FOR ENTERTAINING
- 5 BEDROOMS
- ENSUITE SHOWER + FAMILY BATHROOM
- GARAGE + DRIVEWAY PARKING
- EASY ACCESS TO BOOKHAM COMMON

Description

This spacious family home has been thoughtfully extended to offer five generous bedrooms and three well-appointed reception rooms, providing a spacious environment for entertaining friends and family, ideal for modern living.

There is a generous sized living room with feature fireplace and bay window. The heart of the home is undoubtedly the kitchen dining room, which offers a warm and welcoming atmosphere for family meals and social occasions. The layout encourages a seamless flow between cooking and dining, making it a delightful space for culinary enthusiasts. The kitchen was designed by an architect to allow convenient and thought-out countertop space, ample storage, integrated undercounter fridge, dishwasher and Falcon Range twin oven. The space overlooks the rear garden with bifold doors opening from the dining area. There is an additional snug / breakfast room off the kitchen and a separate utility room and downstairs cloakroom.

On the first floor the principal suite is a true highlight, featuring a generous dressing room area and an ensuite shower room. There are an additional three bedrooms and family bathroom on this floor with a fifth bedroom on the second floor.

To the front of the property there is driveway parking for several vehicles leading to the integral garage. Side access leads to the remarkable 100' rear garden with a spacious patio and steps down to the lawn. There is a second patio at the end of the garden with a garden shed.



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 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 of Effingham.

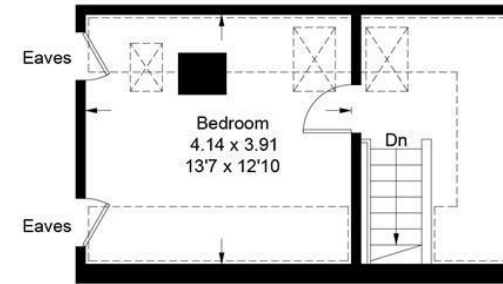
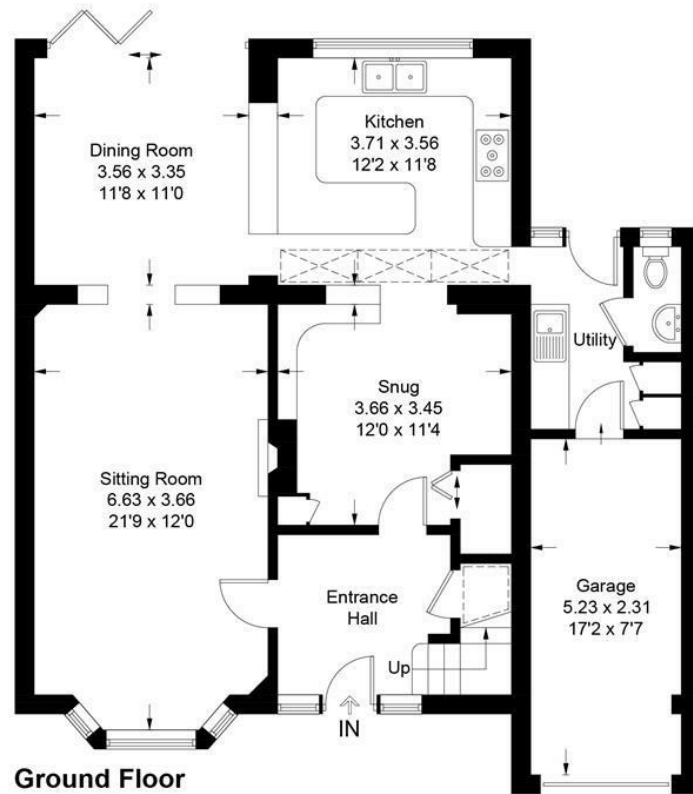
You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

Tenure	Freehold
EPC	D
Council Tax Band	G

Approximate Gross Internal Area = 202.4 sq m / 2179 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"



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. (ID1165691)

www.bagshawandhardy.com © 2025

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

