



Hazeldene 6 The Glade, Fetcham, Surrey, KT22 9TH

Price Guide £1,420,000





- IMPOSING DETACHED RESIDENCE
- STUNNING KITCHEN/BREAKFAST ROOM
- GUEST BEDROOM WITH EN-SUITE
- SUPERB FAMILY BATHROOM
- DRIVEWAY PARKING & INTEGRAL DOUBLE GARAGE
- FIVE BEDROOMS, THREE BATHROOMS
- PRINCIPLE BEDROOM WITH LUXURY EN-SUITE
- 3 FURTHER GOOD SIZE BEDROOMS
- SECLUDED GARDEN
- CATCHMENT AREA FOR GOOD LOCAL SCHOOLS



## Description

This imposing five detached residence is situated in a sought after location within easy reach of excellent local schools, Bookham Common and station within easy reach. The property boasts a stunning kitchen, luxury en-suite, orangery and is presented in first class order throughout.

A useful enclosed entrance porch leads to the reception hall with engineered oak flooring and a cloakroom for guest. The reception space features a superb sitting room with Limestone flooring in front of a feature fireplace and a cosy log burner with a 'light and airy' orangery off. The kitchen offers an ergonomic modern design with a wealth of granite worktops, sociable island station, integrated appliances including a boiling water tap and ample cupboard storage. A handy utility room with plumbing for laundry is off the kitchen. The ground floor reception space is complemented neatly by a good size dining room for entertaining and a separate snug/family room.

On the first floor landing there is access to a full boarded roof space and an airing cupboard. The principle bedroom benefits from fitted cupboards and a superb luxury en-suite. Guest bedroom 2 also boasts an en-suite and fitted cupboards. Three further good sized bedrooms with wardrobes are served by a superb family bathroom.

Outside the property is approached by a driveway offering plenty of parking leading to an integral double garage. Side access leads onto an easy maintained rear garden with artificial lawn, al-fresco patio for summer dining and a timber garden store.



## Situation

Situated in a quiet favoured road the property is a just 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.

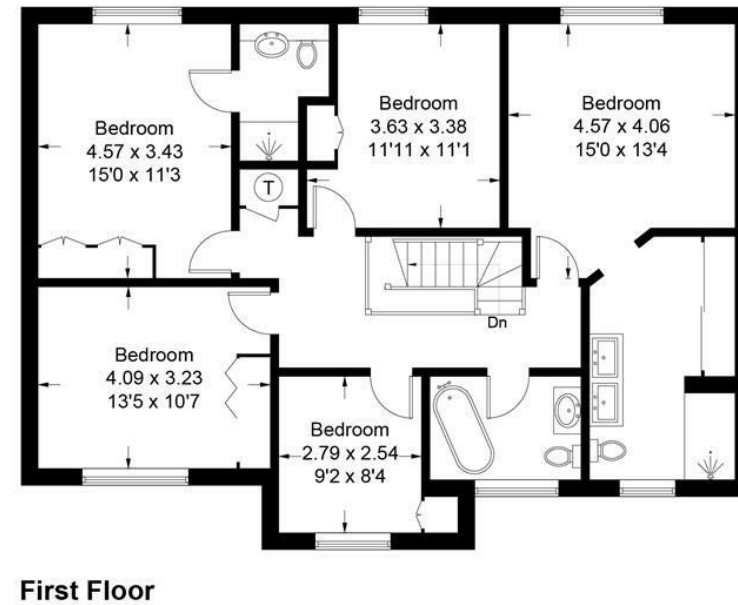
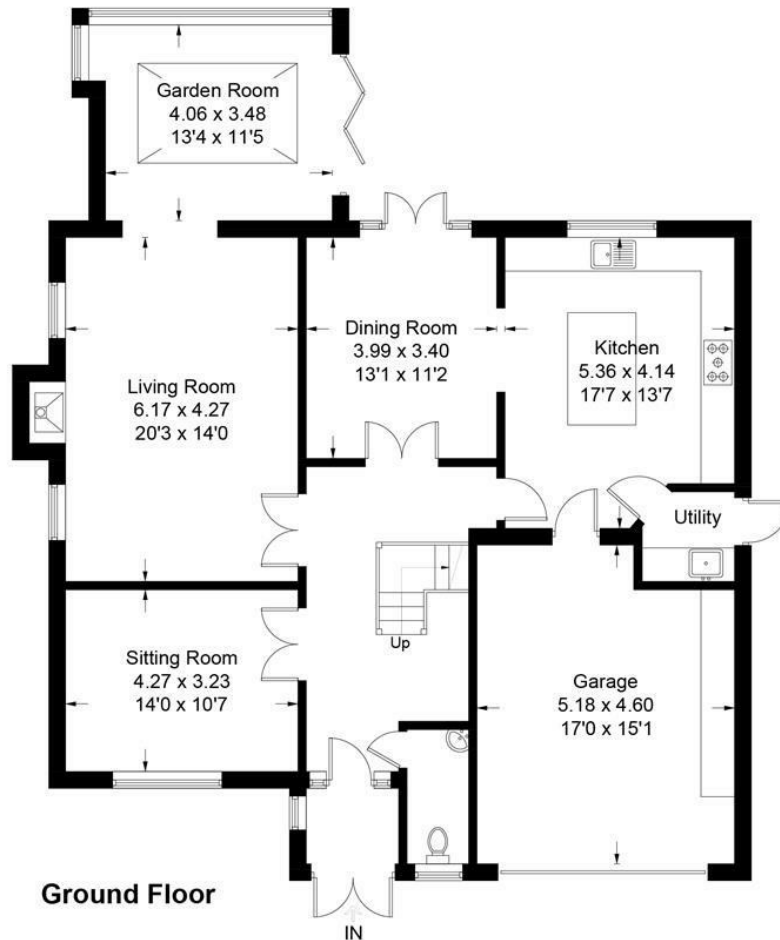
Both Fetcham and Bookham villages offer a wide range of shops and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants, is located 2.5 miles away and offers a main line station with services to London. Bookham station is 20 minute walk away (0.8 miles).

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.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	G

Approximate Gross Internal Area = 247.8 sq m / 2667 sq ft  
(Including Garage)



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. (ID1212305)  
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