



49 Kennel Lane, Fetcham, Leatherhead, Surrey KT22 9PQ

£1,350,000 Freehold

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- DETACHED EXECUTIVE HOUSE
- EXTENDED AND REFURBISHED IN 2015
- LUXURY KITCHEN / DINING / SITTING ROOM
- GROUND FLOOR BEDROOM WITH ENSUITE
- GYM & STUDY ON THE 2ND FLOOR
- GARDEN STUDIO
- SECLUDED SOUTH WEST 85' GARDEN
- UNDERFLOOR HEATING TO GROUND AND FIRST FLOOR
- EXTENSIVE DRIVEWAY PARKING & GARAGE
- WALKING DISTANCE TO EXCELLENT JUNIOR SCHOOLS
- END OF CHAIN

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The Property

This stunning detached property was extended in 2015 and offers some 4700 sq.ft of accommodation and is situated in a popular location on a fabulous secluded plot.

As you walk through the front door you enter the imposing entrance hall with oak flooring, large coats cupboard, cloakroom and stairs to the first floor. The office overlooks the front of the property. To the rear is a large ground floor bedroom with a range of fitted wardrobes, double doors out to the garden patio and an ensuite bathroom. Double doors from the hallway lead to the impressive open plan kitchen dining sitting room. The fully equipped kitchen is fitted with a range of integrated appliances including two electric ovens, two plate warmers, a wine fridge and a dishwasher. There is central island with large drawers and a breakfast bar. There is a separate utility room with space for appliances and a door to outside. The dining area offers ample space for a large table and opens to the superb triple aspect sitting room. The room features a brick fireplace and bifold doors to the garden.

On the first floor there are five double bedrooms. The master bedroom and guest bedroom both feature a range of fitted wardrobes and an ensuite bathroom. There is a large family bathroom serving the other three bedrooms. On the second floor there is a large storage space with the boiler and water tanks, a second storage room and two larger rooms currently used as a gym and a study. Double gates lead to an in and out driveway offering extensive parking with further gates giving access to the

driveway offering extensive parking with further gates giving access to the garage with light and power and rear garden. The secluded rear garden backs South West and measures approximately 85' x 66'. There is a large patio adjoining the rear of the property with the remaining garden laid to AstroTurf to enable easy garden maintenance. There is a garden studio with a cloakroom and double doors leading on to the garden and a large shed.

Situation

Situated on 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. Bookham station is 2.2 miles. You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports

EPC **C** & Council Tax Band **G**

PGB2105





