



**Ashwood Park, Fetcham, KT22**

**Leatherhead**

Guide Price

**£1,000,000**



**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 3**

**\*\*\*CHAIN FREE\*\*\*** Embrace family life in this charming four-bedroom detached home, ideally situated in a desirable cul-de-sac within the highly sought-after Ashwood Park area of Fetcham.

Spanning a generous 1,701 sq ft, this well-maintained residence provides ample room with a thoughtful layout that fosters both togetherness and individual pursuits. The ground floor features a good-sized lounge, a luxury kitchen with breakfast area, and a versatile study/family room – perfect for homework, remote working, or a children's playroom.

Upstairs, four generously sized bedrooms (three with built in storage) provide comfortable and private spaces for the whole family, with the principal bedroom benefiting from an ensuite. A well-appointed family bathroom completes the first floor, designed for seamless family routines.

The exterior offers a fantastic environment for family enjoyment, featuring a pretty wrap-around garden with charming patio area – perfect for children's playtime, family barbecues, and al fresco dining. Practicality is assured with an integral electric double garage, driveway parking for two cars, and excellent storage for bikes, prams, and family essentials.







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Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft  
(Including Garage)



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This home is perfectly positioned moments from Fetcham and Bookham high streets, both offering a good selection of shops ideal for everyday needs. The area is surrounded by miles of beautiful open countryside, perfect for walking, running, cycling, and horse riding, with local attractions including Box Hill and Polesden Lacey nearby.

Families will appreciate the catchment for excellent local schools, while Leatherhead offers a Leisure Centre, Nuffield Health Club, and a choice of golf clubs including the prestigious RAC Club in Epsom.

Transport links are superb, with easy access to the M25 (Junction 9) and A3, plus rail services to London and Guildford from nearby Leatherhead and Bookham stations, connecting to both Heathrow and Gatwick airports.

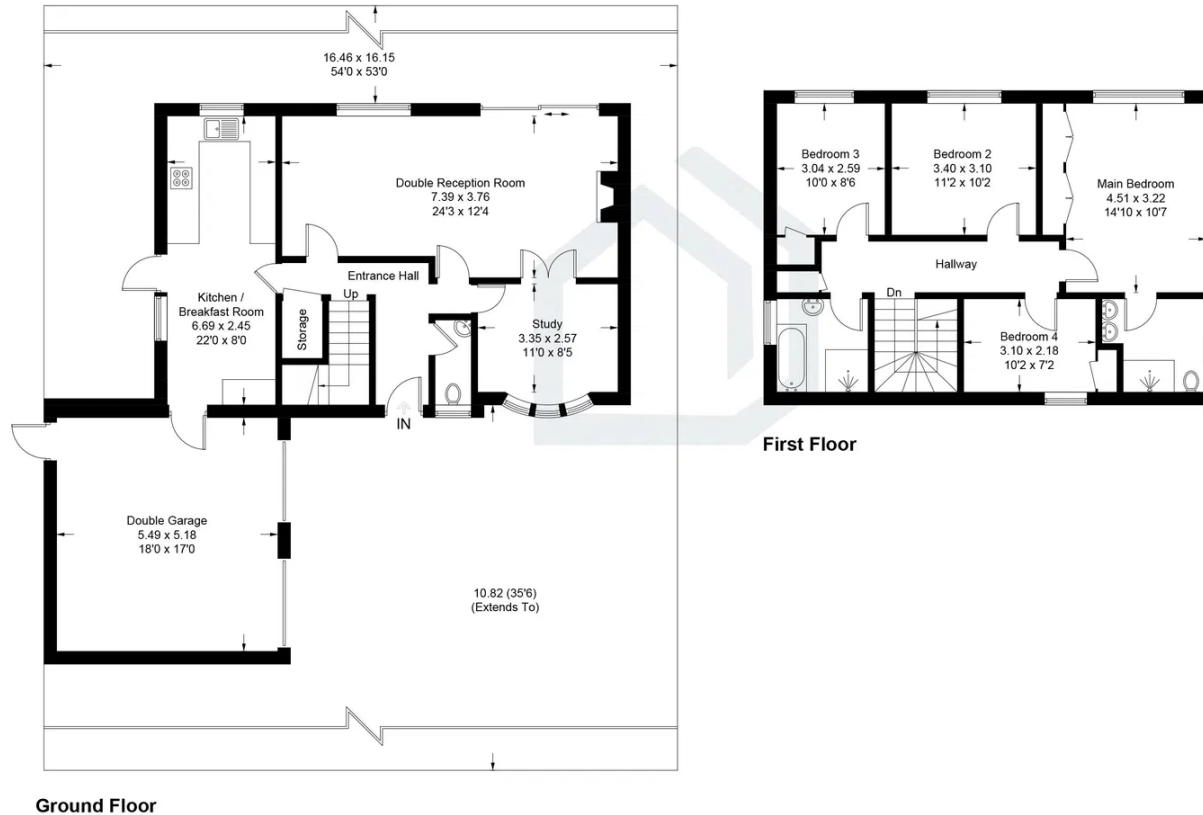


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267676)





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