





ROOKERY CLOSE

FETCHAM, KT22 9BG

**A Stunning Detached Family Home
Situated in a Premier Private Road
Established Plot Extending to 1/3 Acre
Extended and Completely Renovated
Throughout**

**Principal Bedroom Suite
Dressing Area & Luxury En Suite Bathroom
Guest Bedroom with En Suite Shower Room
Three Further Double Bedrooms
Luxury Family Bathroom
Four Reception Rooms
Superb Kitchen/Breakfast Room
Utility Room • Garage
In and Out Carriage Driveway
Secluded 150ft Rear Garden**

The property is A STUNNING DETACHED FAMILY HOME which has been extended and completely renovated throughout in 2020 to a very high standard to offer superb family accommodation, ideal for modern day living. Located in one of the area's premier residential private roads approximately one mile from Leatherhead town centre and station. Also within easy reach of Fetcham and Bookham Village centre's, which offer a range of local shops for everyday needs and also close to Fetcham Infants School and Oakfield Junior School. The property occupies an excellent plot extending to approximately a third of an acre with wide road frontage and large established rear garden. The accommodation is beautifully presented and offers a large welcoming reception hall, ground floor cloakroom, study, drawing room opening into a dining room. There is an exceptionally spacious kitchen/breakfast room at the heart of the house which has a considerable wow factor with adjacent family/games room all opening onto a full width paved patio which overlooks the garden. The kitchen provides an excellent range of contemporary handleless design units, two double ovens with one incorporating a microwave, integrated dishwasher, corian work surfaces and large island/breakfast bar plus a useful utility room.



On the first floor there is an impressive principal bedroom suite with vaulted ceiling, separate dressing area and luxury en suite bathroom with freestanding bath and walk in shower. A guest bedroom is served by another luxury en-suite shower room and then there are three further double bedrooms and a luxury family bathroom. The property has been finished to a very high specification with hard wired ethernet cabling, under floor heating to the ground floor, engineered oak floors and Duravit sanitary ware. All principal rooms enjoy a delightful outlook over the rear garden and all bedrooms have fitted wardrobes. Outside there is an in and out carriage block paved driveway which provides ample parking and gives access to the garage.

GROUND FLOOR

RECEPTION HALL

CLOAKROOM

STUDY 14'2" × 11' (4.32m × 3.35m)

DRAWING ROOM 24'4" × 13'10" (7.42m × 4.22m)

DINING ROOM 15'2" × 13'4" (4.62m × 4.06m)

KITCHEN/BREAKFAST ROOM 25' × 21'3" (7.62m × 6.48m)

FAMILY ROOM 22'10" × 19'5" (6.96m × 5.92m)

UTILITY ROOM 12'8" × 6'6" (3.86m × 1.98m)

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM SUITE 25'6" × 17'4" (7.77m × 5.28m)

DRESSING AREA

LUXURY EN-SUITE BATHROOM

GUEST BEDROOM 15'4" × 13'9" (4.67m × 4.19m)

LUXURY EN SUITE SHOWER ROOM

BEDROOM 3 12'10" × 10'10" (3.91m × 3.30m)

BEDROOM 4 11'11" × 10'1" (3.63m × 3.07m)

BEDROOM 5 14'1" × 8'10" (4.29m × 2.69m)

LUXURY FAMILY BATHROOM

OUTSIDE

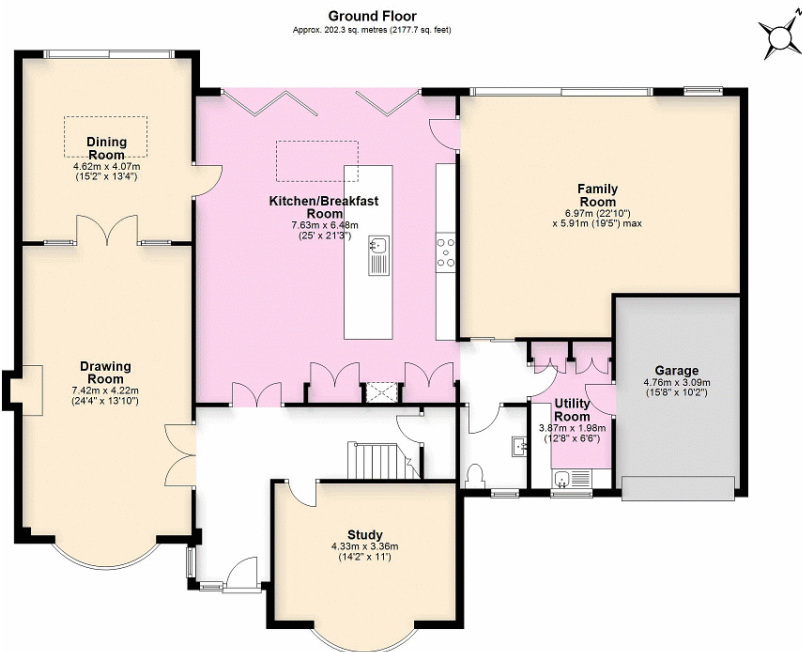
GARAGE 15'8" × 10'2" (4.77m × 3.10m)

FRONT GARDEN

LARGE REAR GARDEN

TWO AIR RAID BUNKERS





Total area: approx. 335.1 sq. metres (3606.7 sq. feet)



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to this property.

Note 3 - Council Tax Band G - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

Energy Performance Certificate

Energy Rating
C

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		

