



# HENSHAWS



**26 The Copse, Fetcham, Surrey,  
KT22 9TG**

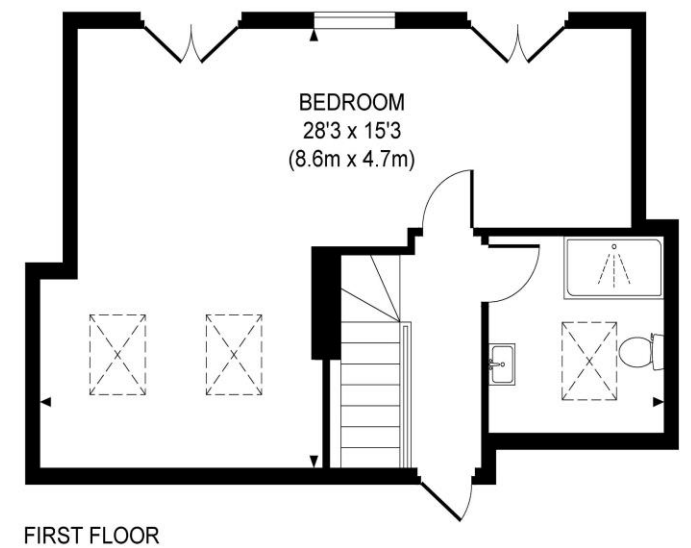
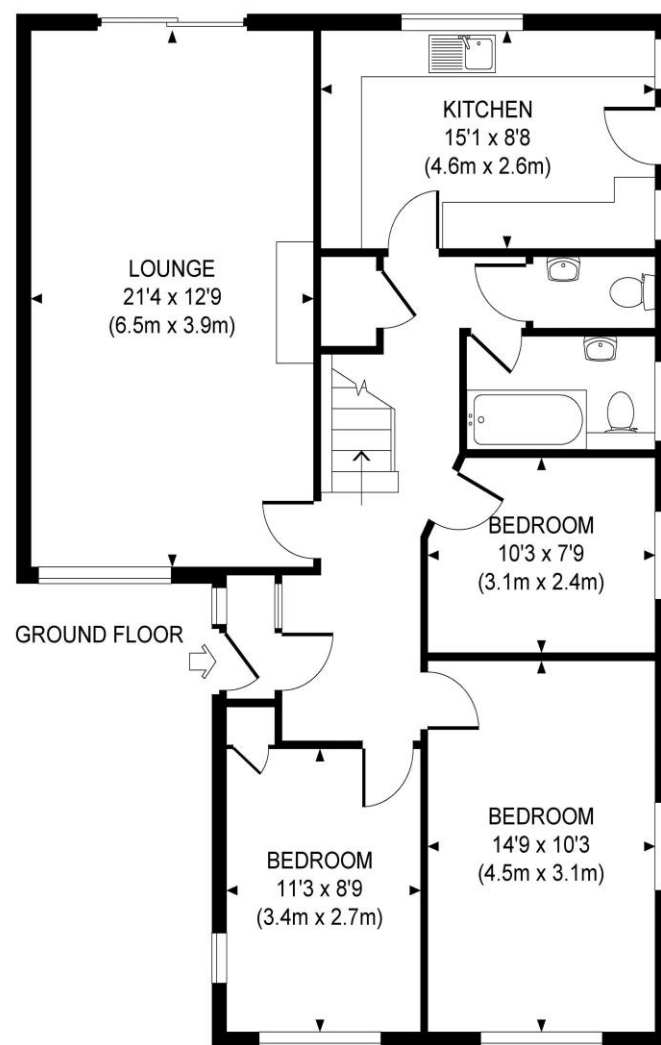
**£875,000 Freehold**

### Directions

From our office in Great Bookham proceed to the bottom of the High Street and turn right onto the Lower Road. Take the 3rd turning on your left hand side into Eastwick Drive and the 5th turning on your right into Meadow Way continue along which becomes The Copse and number 26 can be found a short way along on the left hand side.

### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: F



Approximate Gross Internal Area  
1479 sq ft / 137.4 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	83   E
39-54	E		
21-38	F		
1-20	G		

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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



## 26 The Copse, Fetcham, Surrey, KT22 9TG

A Beautifully appointed 4 bedroom detached chalet bungalow offering a superb rear garden situated within walking distance of Bookham station.

### THE PROPERTY

Originally constructed in the 1960s this desirable residence has subsequently been extended enabling the property to now benefit from well-proportioned accommodation. On the ground floor this consists of 3 good size bedrooms, a family bathroom, separate cloakroom, dual aspect lounge/dining room with a central feature fireplace currently fitted with a woodburning stove and oak mantle above. The kitchen provides a comprehensive range of matching eye and base level units enjoying a lovely aspect overlooking the superb rear garden. To the first floor there is then a spacious master bedroom suite with lovely views, also incorporating a Juliette balcony and en suite shower room. The property itself is approached via a pea shingle driveway giving an excellent amount of off street parking leading to a detached garage which is subdivided into a fully equipped home office. The gardens to the front and rear have been extremely well maintained with the latter incorporating a bloc pavia patio leading onto an extensive expanse of lawn screened to all sides via mature trees and hedging giving good seclusion. In addition there is a detached timber constructed summer house. In total the gardens extend to 63ft x 52ft (19m x 15m). The property also benefits from Solar panels.



### SITUATION

The property is located in the favoured "Eastwick Area" approximately 1 mile from Bookham village centre, which offers an excellent range of local amenities including 2 small supermarkets, doctors and dentist surgeries, a post office and a number of other independent retailers. Bookham train station is approximately ¼ mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at Junction 9 Leatherhead giving good access to both Gatwick & Heathrow airports. There are excellent schools in the area both within the state and private sector including the well renowned Howard of Effingham secondary school.

