



**18 Hazel Way, Fetcham, Surrey,
KT22 9QD**

£975,000 Freehold

Directions

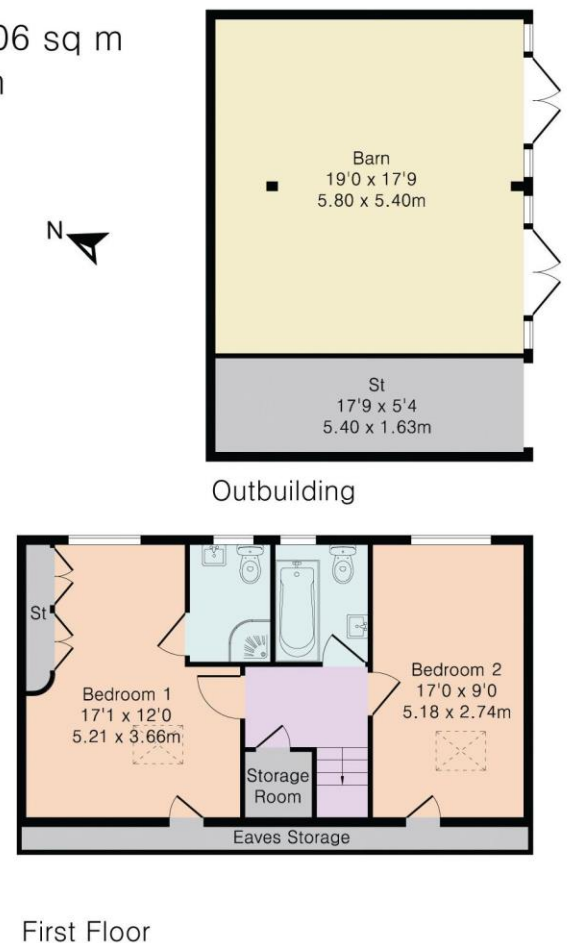
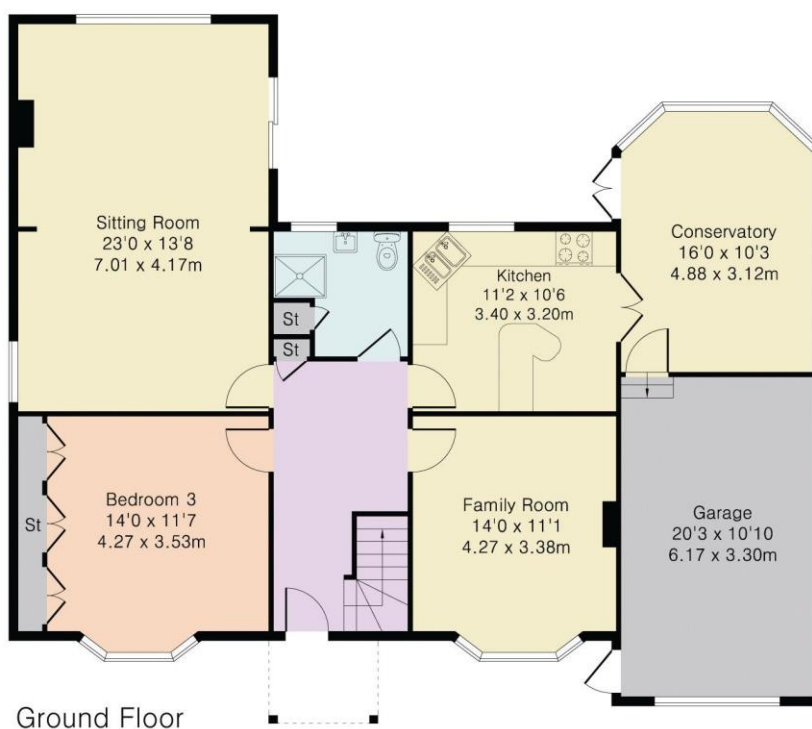
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower road. Proceed along taking the 4th turning on your left hand side into Kennel Lane and then 2nd right into Hazel Way whereby number 18 can be found a short way along on the right hand side.

Local Authority

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



Approximate Gross Internal Area 2213 sq ft – 206 sq m
Ground Floor Area 1332 sq ft – 124 sq m
First Floor Area 444 sq ft – 41 sq m
Outbuilding Area 437 sq ft – 41 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
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.

18 Hazel Way, Fetcham, Surrey, KT22 9QD

An absolutely charming 3 / 4 bed detached chalet style home offering a truly superb rear garden extending to 0.4 of an acre and also incorporating a fully equipped detached barn / studio ideal for alfresco living and 'the work from home' lifestyle.

THE PROPERTY

Fig Tree Cottage was originally constructed in 1958 and has subsequently been extended, reconfigured and modernised enabling this unique property to now provide well presented and flexible accommodation. On the ground floor this consists of a shower room, spacious sitting room with a central feature fireplace, separate family room / 4th bedroom, contemporary kitchen providing an excellent range of units together with corian work surfaces and a breakfast bar. Completing the ground floor accommodation is the generous size conservatory enjoying a lovely outlook overlooking the superb rear garden. The first floor then provides two further bedrooms one with an ensuite and a further separate bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to the attached garage. A particular feature of this unique home is the truly delightful rear garden which is extensively laid to lawn, screened to all sides via an abundance of well stocked flower and shrub beds, kitchen and fruit garden, sunken fish pond and patio with arbour over including 2 sheds and 2 greenhouses. In total the garden extends to 0.4 of an acre and also offers a superb **detached barn/studio** with full power and light, stone floor, feature beams and independent sun terrace.



SITUATION

The property is located between the villages of Bookham and Fetcham both of which are approximately 1 mile away offering an excellent range of amenities including supermarkets, butcher and greengrocer and a number of other independent retailers. A more comprehensive range of amenities can be found in Leatherhead town centre approximately 2 miles away including the train station which provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead, giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are a number of excellent schools both in the state and private sector.

