



**2 Tyrrells Close, Fetcham, Surrey,
KT22 9FG**

£1,790,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along passing the turning on the right hand side for Keswick Road and Tyrrells Close can be found a short way after on the right hand side with number 2 to be found towards the back of the development.

Local Authority

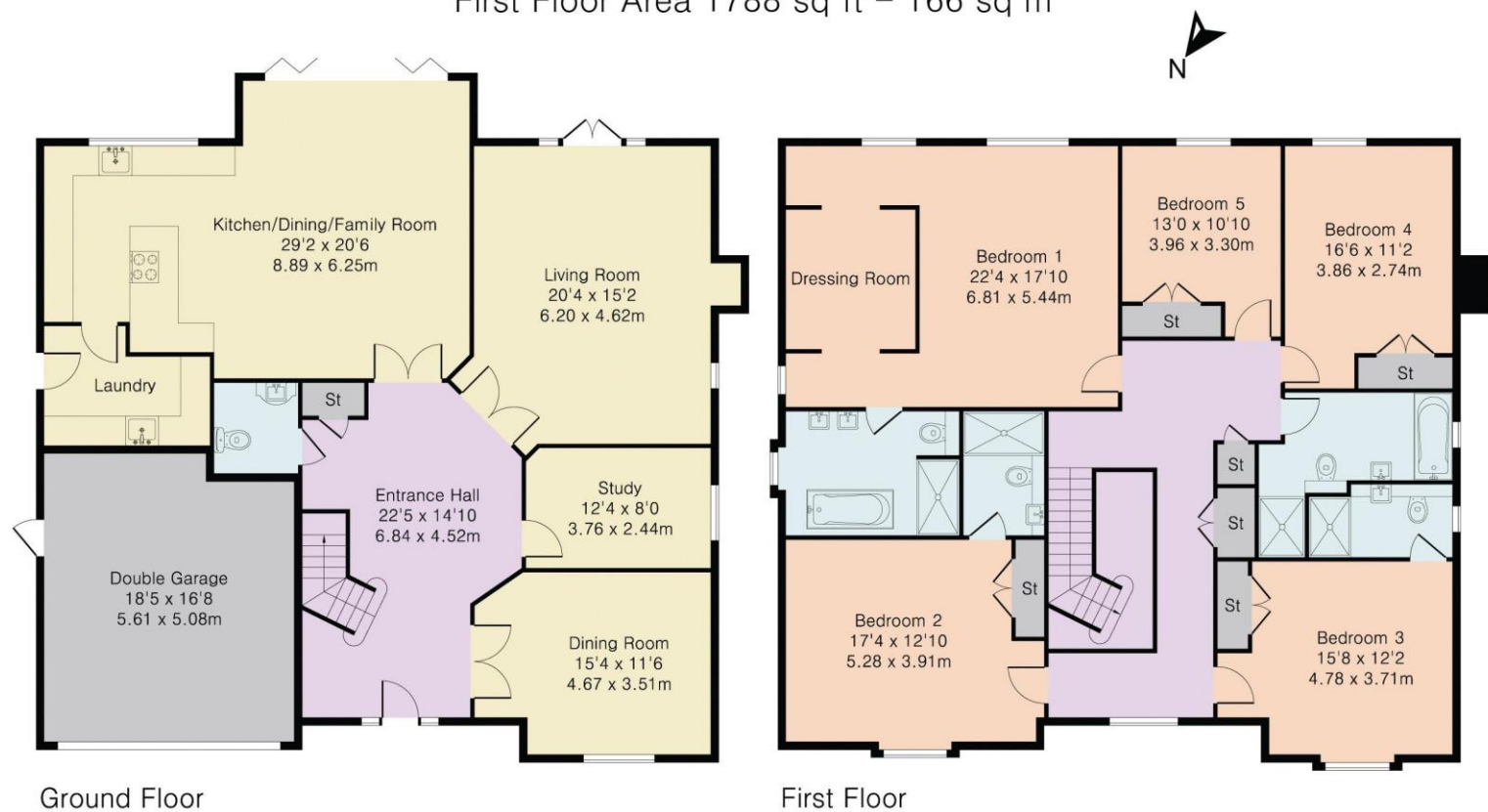
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Approximate Gross Internal Area 3635 sq ft - 338 sq m

Ground Floor Area 1847 sq ft - 172 sq m

First Floor Area 1788 sq ft - 166 sq m



Ground Floor

First Floor

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

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A superbly appointed 5 bedroom detached home situated in a sought after private cul de sac within easy reach of both Bookham and Fetcham village centres.

THE PROPERTY

Originally constructed in 2017 by highly respected local builders Biles & Co this imposing residence provides superbly appointed accommodation together with particularly spacious rooms to both ground and first floor. The former consists of a large and welcoming entrance hall, cloakroom, a living room with a central feature fireplace and double opening patio doors to rear, separate dining room and study with the former currently used as a games room. The heart of the home can be found in the superb open plan kitchen / dining / family room offering an excellent range of contemporary eye and base level units together with ample composite work tops. In addition there is a breakfast bar, bi-folding doors opening out onto a superb rear garden plus a separate utility room. To the first floor there are then 5 double bedrooms all with built-in wardrobes, 3 with ensuite facilities, a further family bathroom and the master bedroom suite also includes a separate dressing area. To the front of the property there is then off street parking for two vehicles which in turn leads to an attached double garage. The gardens to both front and rear have been beautifully maintained with the latter offering a wide paved sun terrace leading onto a good expanse of lawn screened by mature trees and hedging. In total the gardens extends to 46ft x 61.5ft (14m x 18.7m) benefitting from a predominantly southerly rear aspect.



SITUATION

The property is located within easy reach of both Bookham and Fetcham village centres with the former offering a good range of amenities to include two small supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Train stations can be found at nearby Bookham and Leatherhead providing a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham senior school. Surrounding the village is delightful countryside much of which is National Trust owned.

