



# HENSHAWS



7 Drayton Close, Fetcham, Surrey,  
KT22 9EZ

£1,000,000 Freehold

## Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along until you come to a roundabout at which point go straight over taking the 2nd turning on your right hand side into Badingham Drive. Follow the road to the top bearing round to your right and into Drayton Close and number 7 can be found a short way along on the left hand side.

## Local Authority

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



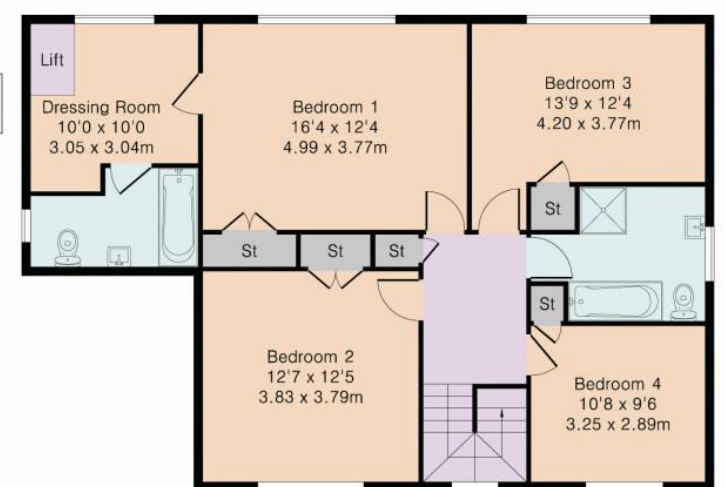
**Approximate Gross Internal Area 2344 sq ft - 218 sq m**

Ground Floor Area 1376 sq ft – 128 sq m

First Floor Area 968 sq ft – 90 sq m



Ground Floor



First Floor



# HENSHAWS

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Ref: 11/24/4107

[www.henshaws.net](http://www.henshaws.net)

**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.



**7 Drayton Close, Fetcham, Surrey**  
**KT22 9EZ**

A very well presented and particularly spacious 4 bedroom detached home offering a superb southerly facing rear garden and situated in a highly regarded private estate. NO ONWARD CHAIN

**THE PROPERTY**

Originally constructed in the 1970s this desirable family home has over a number of years been extended and modernised enabling the property to now provide flexibility of accommodation as well as a real feeling of space. On the ground floor this consists of a large living room, separate dining room and study all enjoying a pleasant aspect overlooking the delightful rear garden. In addition there is a ground floor shower room, well appointed kitchen/breakfast room plus a separate utility room. To the first floor there are then 4 generous size bedrooms, master with ensuite bathroom and dressing room which also incorporates lift access from the ground floor, family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which then leads to an integral double garage. Side gated access then leads to a wide paved sun terrace with raised brick retaining wall leading onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 65ft x 145ft (20m x 44m) maximum and benefits from a predominantly southerly aspect.



**SITUATION**

The property is located in the sought after Badingham Drive private estate just under ½ mile from Fetcham village centre which provides a range of local shops including a supermarket and a number of other independent retailers. The larger town centre of Leatherhead is just over a mile away and gives a more comprehensive range of amenities including the Swan shopping centre, the multi user leisure centre and private health club. Leatherhead train station provides a commuter service into London Waterloo and Victoria. The M25 can be reached on junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are also excellent schools in the area both in the state and private sector.

