



**15 Oaklands, Fetcham, Surrey,  
KT22 9BY**

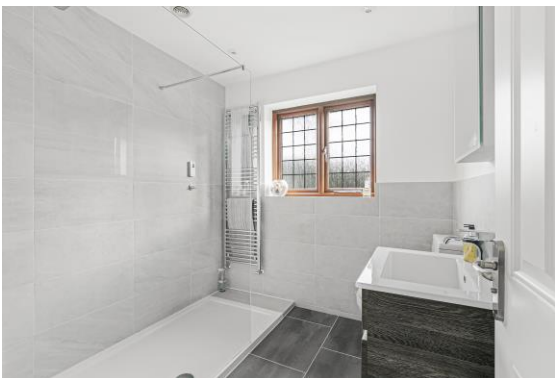
**£980,000 Freehold**

### Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until you come to the roundabout at which point take the 2nd left into The Ridgeway proceeding down taking the 3rd turning on your left hand side into Church Close. Follow the road round to your left hand side where Oaklands can be found immediately on your right with number 15 to be found to the rear of the cul de sac.

### Local Authority

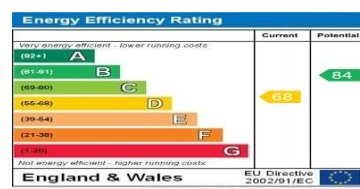
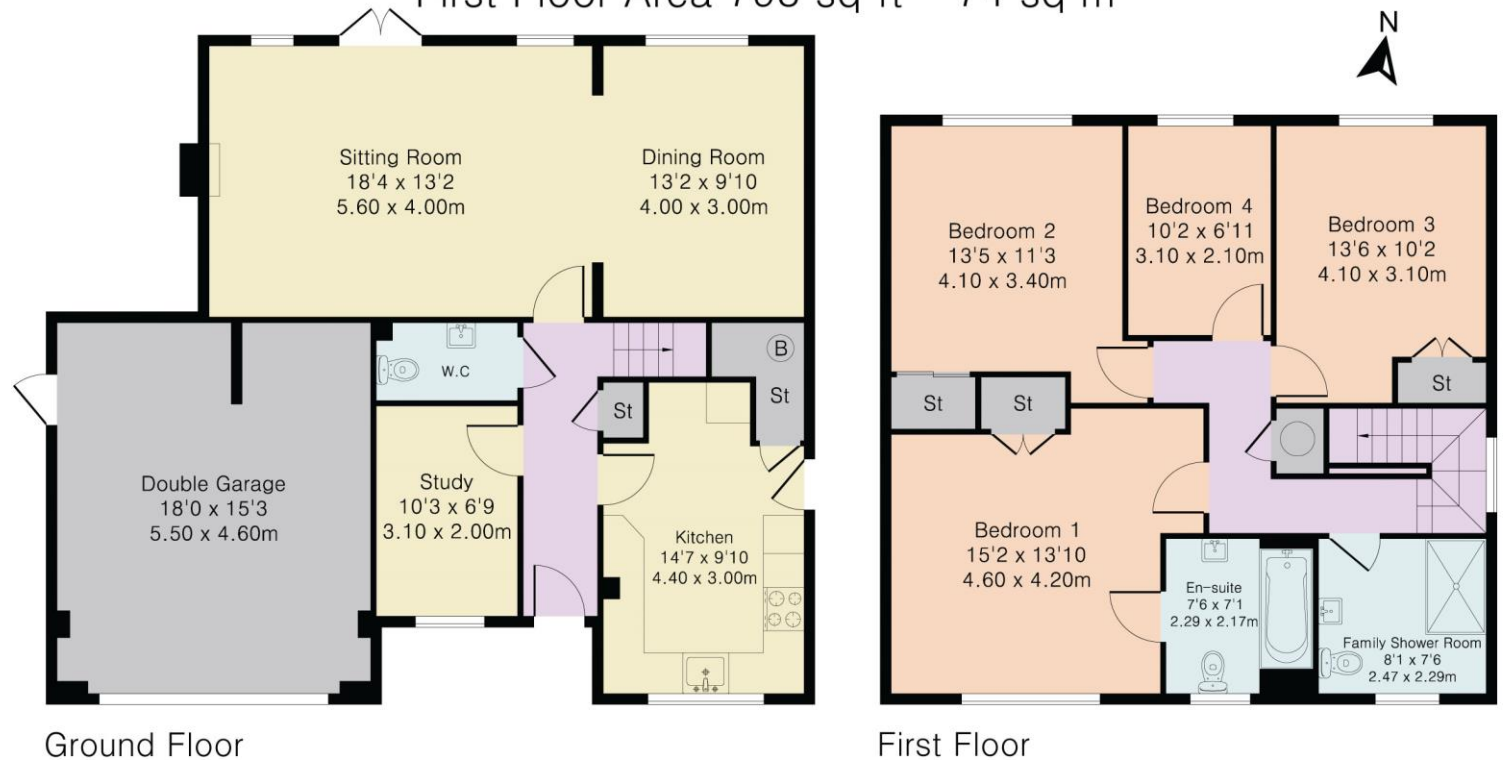
Mole Valley District Council Tel: 01306 885001  
Council Tax Band: G



**Approximate Gross Internal Area 1786 sq ft - 166 sq m**

Ground Floor Area 993 sq ft – 92 sq m

First Floor Area 793 sq ft – 74 sq m



**Bookham Office**  
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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.

15 Oaklands, Fetcham, Surrey, KT22 9BY

A superbly appointed 4 bedroom detached home offering a good size rear garden situated in a sought after cul de sac within easy reach of both Fetcham and Bookham village centres.

THE PROPERTY

Originally constructed in 1985 this popular style of detached home has in recent years undergone a comprehensive programme of modernisation and redecoration enabling the property to now benefit from light, bright and contemporary accommodation. On the ground floor this consists of a cloakroom, good size lounge with central gas burning stove and patio doors opening out onto the delightful rear garden, separate dining room and study plus a superb kitchen incorporating an excellent range of matching eye and base level units together with ample quartz work surfaces. To the first floor there are then 4 bedrooms, master with ensuite bathroom in addition to the family shower room. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to an attached double garage. There are well maintained gardens to both front and rear with the latter providing a wide paved sun terrace with a further decked area leading onto a good expanse of lawn screened to all sides by mature flower and shrub beds and trees. In total the rear garden extends to 73.3ft x 44ft (22.3m x 13.4m)



SITUATION

The property is located in a sought after cul de sac on the Bookham/Fetcham borders approximately 1 mile from Bookham village centre which offers an excellent range of amenities to include 2 supermarkets, a doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately 1 ½ miles away and offers 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 the area are excellent schools both in the state and private sector.

