



HENSHAWS



16 Ridglands, Fetcham, Surrey,

KT22 9DB

£1,595,000 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 continue along taking the 4th turning on your left hand side into Church Close bearing round to your right hand side into Ridglands and number 16 can be found on the right hand side.

Local Authority

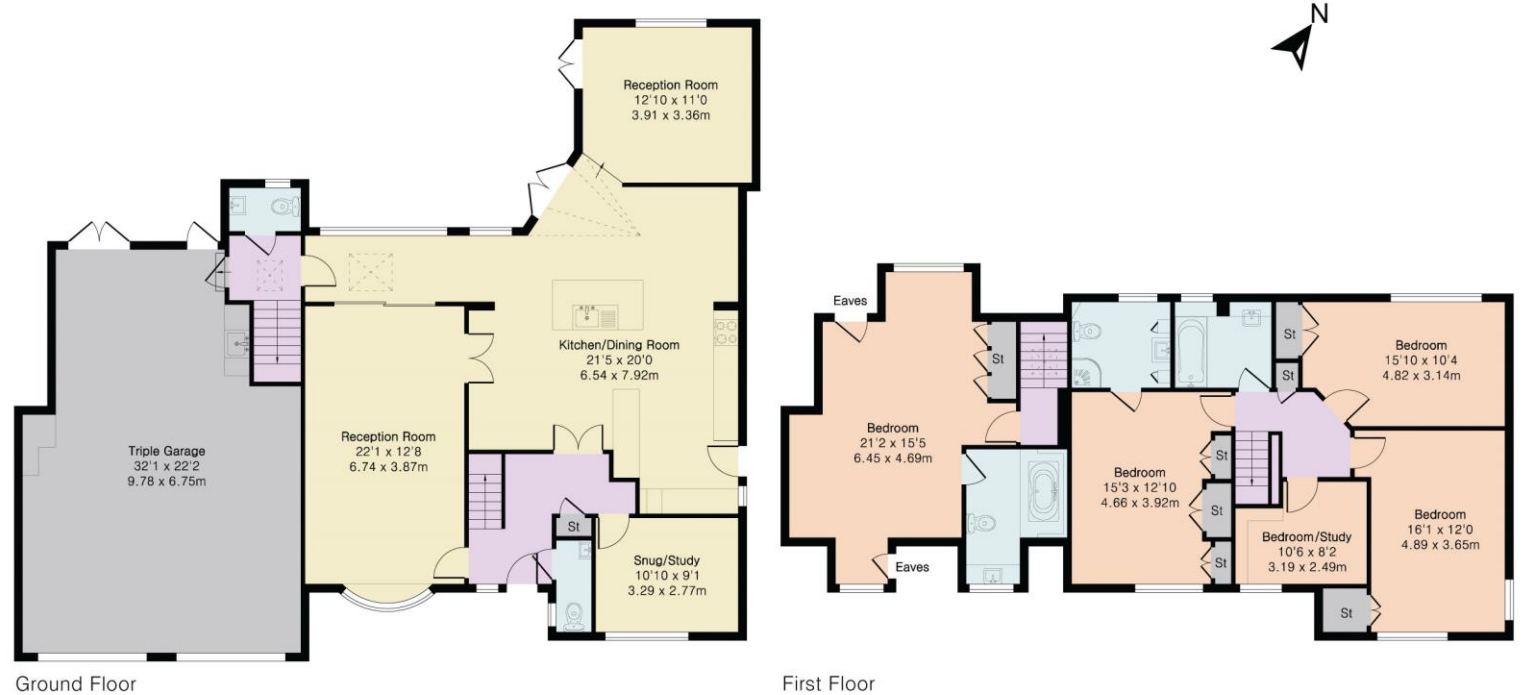
Mole Valley District Council Tel: 01306 885001
Council Tax Band:G



Approximate Gross Internal Area 3220 sq ft - 300 sq m

Ground Floor Area 1965 sq ft – 183 sq m

First Floor Area 1255 sq ft – 117 sq m



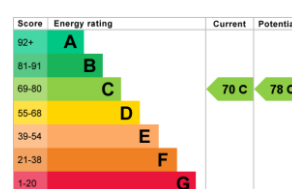
Ground Floor

First Floor



HENSHAWS

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Ref: 4/25/4147

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.

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A superbly appointed 5 bedroom detached residence offering a truly delightful rear garden situated in a highly sought after cul de sac location.

THE PROPERTY

Originally constructed in 1975 this imposing family home has subsequently been extended and comprehensively modernised enabling the property to now benefit from a light, bright and contemporary feel. On the ground floor this consists of 2 cloakrooms, 3 separate reception rooms with the heart of the home to be found in the superb open plan kitchen/dining/family area with the former providing a comprehensive range of matching eye and base level units together with ample granite work surfaces and patio doors opening out onto the delightful rear garden. To the first floor there are 5 bedrooms, master with ensuite bathroom, guest bedroom suite and a family bathroom. In addition there is also a further independent staircase giving the property the opportunity to also benefit from an annexe if so required. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to a large heated triple garage. A particular feature of this beautiful family home is the delightful rear garden which provides a wide paved sun terrace leading onto a superb expanse of lawn bordered with well stocked flower and shrub beds together with mature trees and hedging. In total the garden extends to 103ft x 65ft (31.6m x 19.8m).



SITUATION

The property is located just under ½ mile from Fetcham village centre which provides a range of local shops including a supermarket, chemist, post office and a number of other independent retailers. The larger town centre of Leatherhead is just over a 1 mile away and gives a more comprehensive range of amenities including the Swann Shopping centre, multi user leisure centre and private health club. Leatherhead train station provides a commuter service into both London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools in the area both in the state and private sector.

