



**7 The Berkeleys, Fetcham, Surrey,
KT22 9DW**

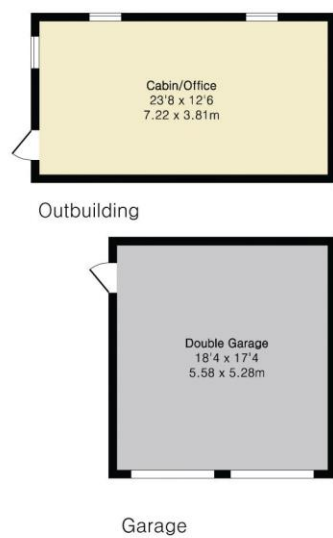
£1,250,000 Freehold

Directions

From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford /Leatherhead Road continue until you come to the roundabout turning left onto A246 Guildford/Leatherhead Road, Hawkshill follow this down taking the third left into The Mount and first left again into The Berkeleys, with number 7 to be found on your left hand side.

Local Authority

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



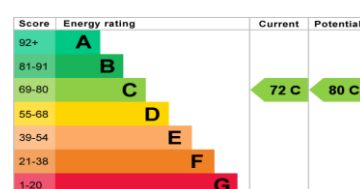
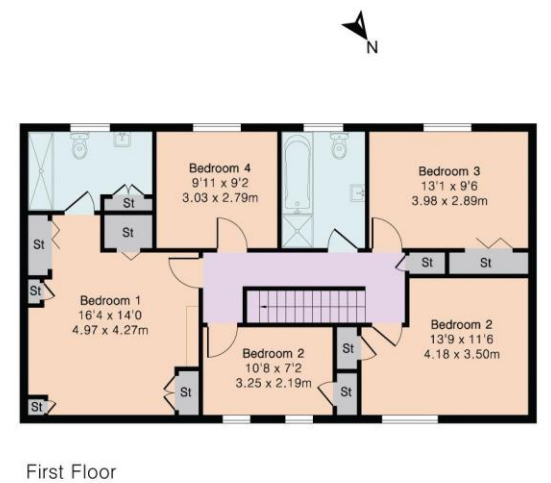
Approximate Gross Internal Area 2885 sq ft - 268 sq m

Ground Floor Area 1325 sq ft – 123 sq m

First Floor Area 947 sq ft – 88 sq m

Garage Area 317 sq ft – 29 sq m

Outbuilding Area 296 sq ft – 28 sq m



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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.

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A well maintained 5 bedroom detached home situated in a highly regarded cul de sac just of “The Mount” offering a delightful south westerly facing rear garden. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1987 by Berkeley Homes this imposing residence provides particularly spacious and flexible accommodation to both ground and first floor. The former consist of a cloakroom, generous size sitting room, separate dining room, study, conservatory plus a large kitchen/breakfast room being in two distinct areas and a separate utility room. To the first floor there are then 5 bedrooms, master with en-suite shower room in addition to the family bathroom. The property itself is approached via a pea shingled driveway giving a good amount of off street parking which in turn leads to an attached double garage. The rear garden is a joy to behold and offers a wide paved sun terrace, shaped lawns and mature trees providing excellent seclusion. In addition there is also a garden shed and a useful large 23ft x 12ft **Home Office/Studio**. In total the garden extends to 54ft x 118ft (16m x 35m) and benefits from a sunny south westerly aspect.



SITUATION

The property is located in a highly regarded cul-de-sac location just over ½ a mile from Fetcham village Centre which provides a wide range of shops including a supermarket and other independent retailers. The larger town of Leatherhead is just under 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 London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow & Gatwick airports. There are also excellent schools in the area both in the state and private sectors.

