



11 Lower Road, Fetcham, Surrey,
KT22 9EL

Guide Price £1,450,000 Freehold

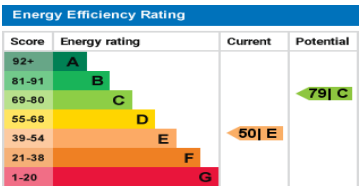
Directions

From our office in 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 proceed straight over and number 11 can be found towards the end of the road on the right hand side.

Local Authority

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

Approximate Gross Internal Area 2683 sq ft - 249 sq m
Ground Floor Area 1571 sq ft – 146 sq m
First Floor Area 1112 sq ft – 103 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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KT22 9EL**

A substantial 5 bedroom detached character residence situated on a superb plot extending to just under ½ an acre and also offering a truly delightful southerly aspect rear garden.

THE PROPERTY

Originally constructed in the 1930’s this imposing family home does in our opinion offer an immense amount of charm and character as well as particularly spacious and flexible accommodation. The incoming purchaser/s may well now decide to reconfigure and modernise the property but with this comes the ideal opportunity to create a wonderful family home. Currently the accommodation consists on the ground floor of 4 generous size reception rooms, a kitchen with 2 large walk-in cupboards, a utility room and a cloakroom. Whilst to the 1st floor there are 5 bedrooms, master with a private balcony and ensuite bathroom in addition to the family bathroom plus a walk-in airing cupboard. A particular feature of this arts and crafts style house are the lovely Lutyens wooden doors. The property itself is approached via a private pea shingle driveway giving an excellent amount of off street parking which in turn leads to an attached double garage. The gardens to both front and rear have been extremely well maintained with the latter offering a lovely covered arbour area leading onto a crazy paved sun terrace which then opens out onto a superb expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees and hedging providing excellent seclusion. In total the garden extends to 110ft x 100ft (33m x 30m) and benefits from a sunny southerly aspect.



SITUATION

The property is located less than a mile from Fetcham village centre which offers an excellent range of local amenities including a supermarket, delicatessen, a bakers, coffee shops, restaurants and a number of other independent retailers. The larger town centre of Leatherhead is just over a mile away and gives a comprehensive range of facilities including the Swan shopping centre, multi-user leisure centre and private health club. Leatherhead train station provides a commuter service to London Waterloo and Victoria. Situated at Junction 9 on the M25 motorway access is within easy reach to both Heathrow and Gatwick airports. Also close by are excellent schools both in the state and private sector.

