



23 Cobham Road, Fetcham Surrey,  
KT22 9AU

£1,195,000 Freehold

Directions

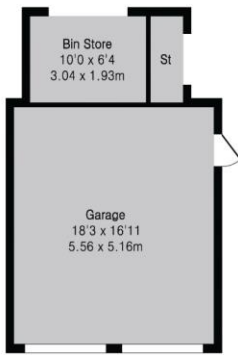
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along until the 1<sup>st</sup> roundabout proceeding straight over until you come to the end of the road, turning right onto the Cobham Road and number 23 can be found on your right hand side.

Local Authority

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

Approximate Gross Internal Area 1718 sq ft - 159 sq m  
(Excluding Garage)

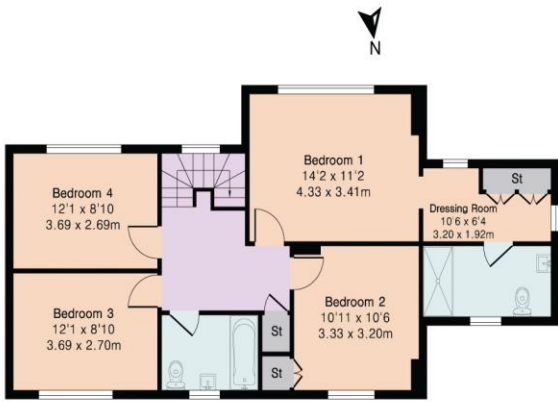
Ground Floor Area 919 sq ft – 85 sq m  
First Floor Area 799 sq ft – 74 sq m  
Garage Area 390 sq ft – 36 sq m



Garage



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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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.



**23 Cobham Road, Fetcham, Surrey, KT22 9AU**

A well-presented 4 bedroom detached home offering a lovely southerly aspect rear garden situated within easy reach of Fetcham village centre.

**THE PROPERTY**

Originally constructed in the 1930s this desirable home has in the last few years undergone a programme of updating and modernisation together with redecoration. In our opinion there is also good potential to further enlarge subject to the usual planning consents. Currently the accommodation includes a welcoming entrance hall with Parquet flooring, storage, cloakroom, a lovely lounge again with Parquet flooring and a feature fireplace with bi-folding doors opening out onto the delightful rear garden. The open plan kitchen/dining /breakfast room is of excellent size with the former providing a good range of matching eye and base level units together with ample work tops. In addition there is also a separate utility room. To the first floor there are then 4 bedrooms with the master providing ample storage, dressing area and en-suite shower room in addition to the family bathroom. The property itself is approached via a carriage driveway giving a good amount of off street parking which in turn leads to a detached garage with large undercover garden storage to the rear and a brick built log store. A particular feature of this desirable residence is the superb rear garden which incorporate a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via mature hedging and trees. In total the garden extends to 90ft x 77.5ft (27m x 23m) and benefits from a sunny southerly aspect.



**SITUATION**

The property is located on the corner of The Mount & Cobham Road situated less than a mile from Fetcham village centre which provides an excellent range of local amenities including a supermarket, delicatessen, coffee shops, restaurants and various other independent retailers. The larger town centre of Leatherhead is also close by and presents a more comprehensive range of facilities including the Swann Shopping centre, multiuser leisure centre and private health club. Leatherhead station offers a regular service to both London Waterloo and Victoria. Situated at junction 9 on the M25 motorway access is easy within reach of both Heathrow and Gatwick airports. Also close by are excellent schools both in the state and private sector.

