



1 River Walk, Fetcham, Surrey
KT22 9FF

£780,000 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 you come to the first roundabout taking the first exit into Bell Lane and at the next junction turn left into The Street taking the 4th exit into River Lane and then 3rd right into River Walk whereby number 1 can be found on your left hand side.

Local Authority

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

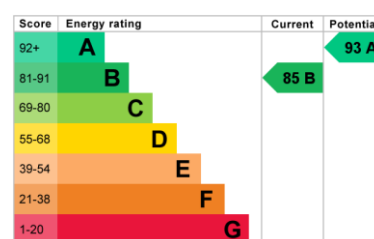
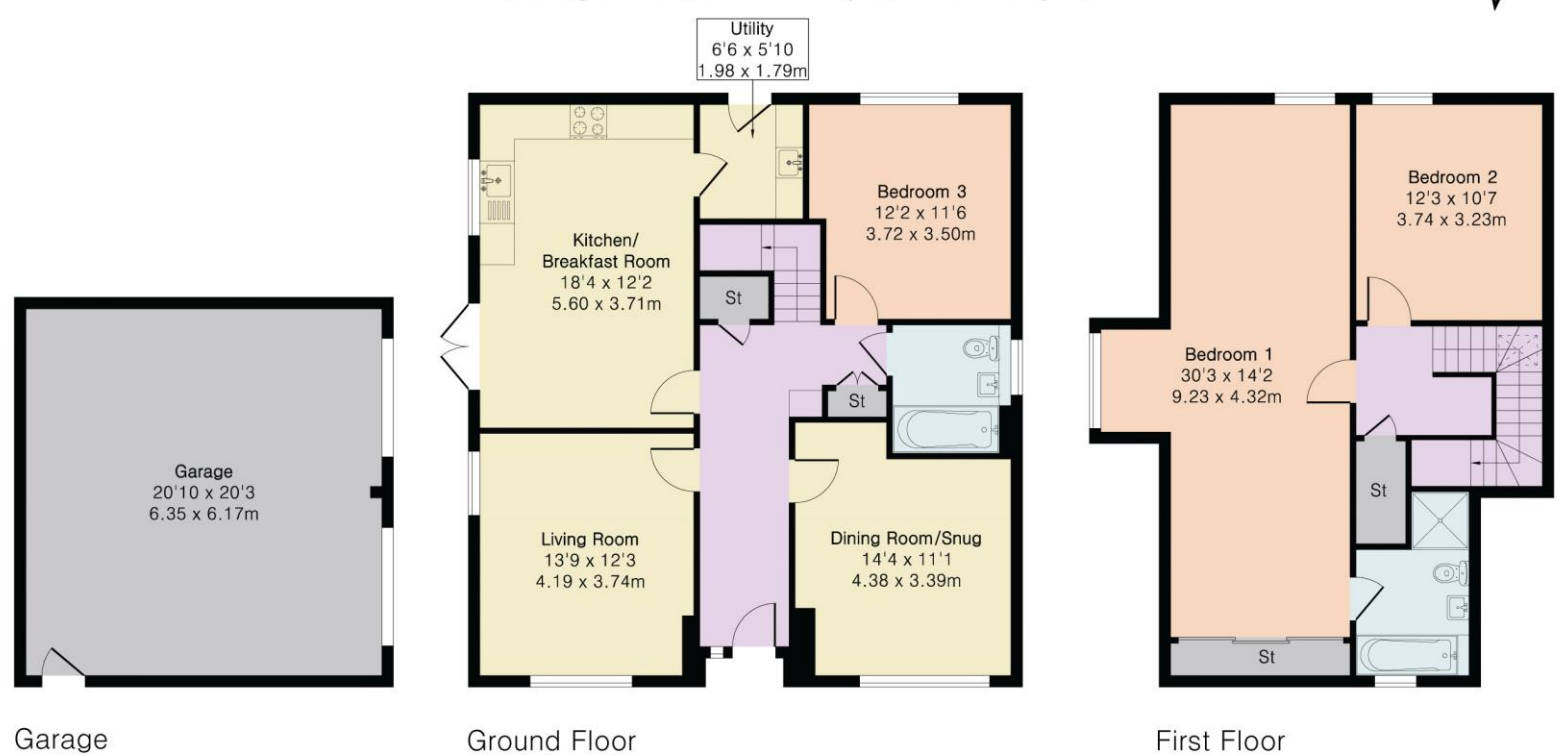


Approximate Gross Internal Area 1634 sq ft - 152 sq m (Excluding Garage)

Ground Floor Area 970 sq ft – 90 sq m

First Floor Area 664 sq ft – 62 sq m

Garage Area 422 sq ft – 39 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 superbly appointed 3 bedroom detached chalet home offering lovely views over adjoining fields combined with being situated in a popular private cul de sac.

THE PROPERTY

Originally constructed in 2018 by Linden Homes this delightful property provides particularly spacious and flexible accommodation as well as the feeling of a ‘new home’. The principle accommodation consists on the ground floor of a generous size dual aspect lounge, separate dining room, ground floor double bedroom and a modern family bathroom. The kitchen/breakfast room provides an excellent range of matching eye and base level units together with ample quartz worktops, space for a generous size breakfast table and patio doors opening out onto the lovely rear terrace and garden. To the first floor there are then two further bedrooms, the master being of excellent size with delightful views incorporating an excellent range of built in wardrobes plus a modern ensuite bathroom with a bath and separate shower. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to a detached double garage. There are then very well maintained gardens to both side and rear with the latter offering a wide paved sun terrace leading onto an excellent expanse of lawn and lovely views across adjoining countryside. In total the rear garden extends 76ft x 28ft (23m x 8.5m)



SITUATION

The property is nestled down a sought after country lane leading to open fields but also providing a sense of space and privacy in a green meadow setting. Fetcham village centre is within easy reach providing a good range of local amenities while surrounding the area are some of Surrey’s finest countryside. The location is perfect for commuters with frequent trains (South West Southern) from Leatherhead to central London (Victoria, Waterloo and London Bridge in 47 mins) and being close to the M25. The location also benefits from a number outstanding state and independent schools as well as being close in proximity to numerous Surrey attractions (Bocketts Farm, Denbies Wine Estate, Boxhill, Norbury Park, Painshill Park, Beaverbrook Hotel and Spa.

