



**9 River Walk, Fetcham, Surrey**  
**KT22 9FF**

**OIEO £650,000 Freehold**

**Directions**

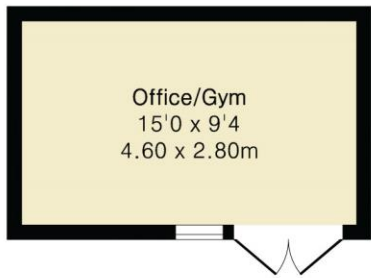
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along until you come to the first roundabout taking the first exit into Bell Lane and at the next junction turn left into The Street taking the 4<sup>th</sup> exit into River Lane and then 3<sup>rd</sup> right into River Walk whereby number 9 can be found around on your left hand side.

**Local Authority**

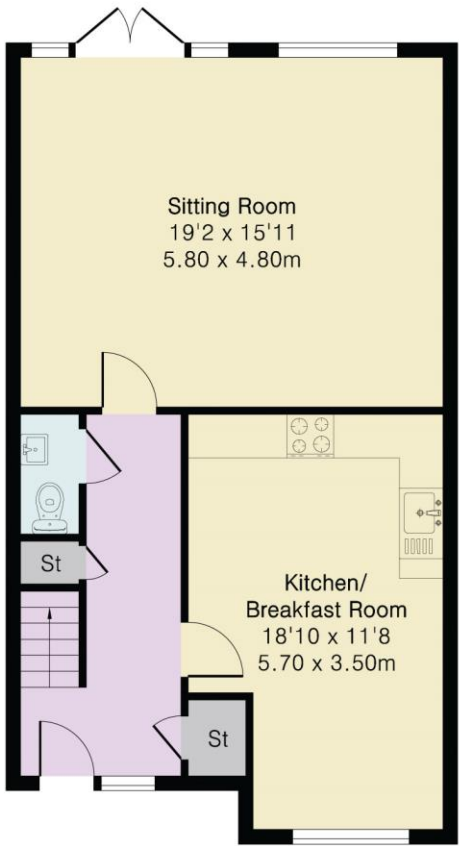
Mole Valley District Council Tel: 01306 885001  
 Council Tax Band: E

**Approximate Gross Internal Area 1294 sq ft - 120 sq m  
 (Excluding Outbuilding)**

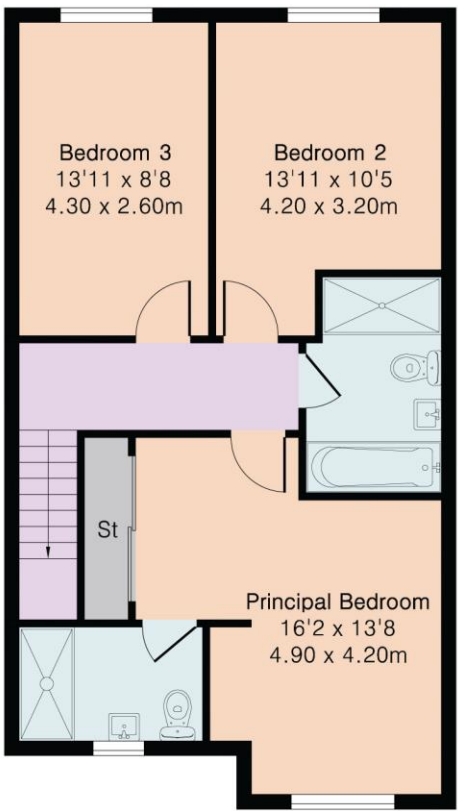
Ground Floor Area 647 sq ft – 60 sq m  
 First Floor Area 647 sq ft – 60 sq m  
 Outbuilding Area 139 sq ft – 13 sq m



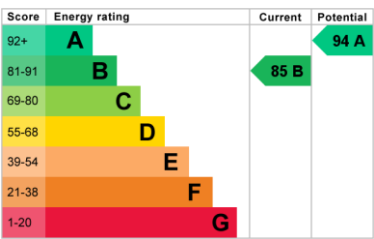
Outbuilding



Ground Floor



First Floor



**Bookham Office**  
**Rayleigh House**  
**32 High Street**  
**Great Bookham**  
**Tel: 01372 450255**  
**Email: bookhamoffice@henshaws.net**

Ref: 4223

**www.henshaws.net**



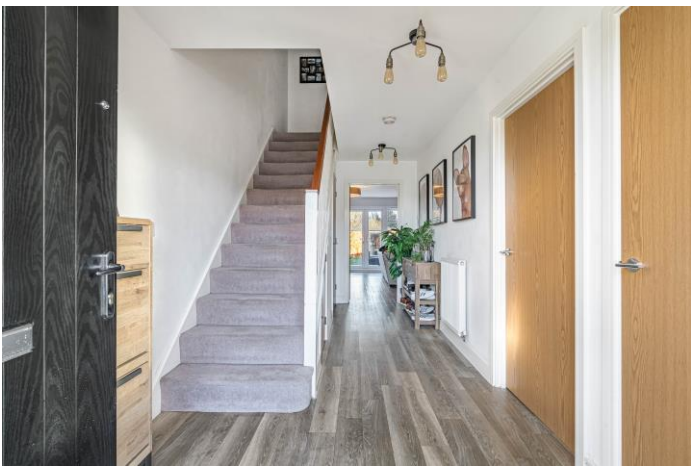
9 River Walk, Fetcham, Surrey KT22 9FF

A superbly appointed 3 bedroom semi detached home offering a generous size rear garden with views overlooking open countryside.

THE PROPERTY

Originally constructed in 2018 this stylish home provides well proportioned accommodation to both ground and first floor. The former consists of a tiled entrance hall, coats cupboard, cloakroom plus a kitchen/breakfast room incorporating an excellent range of matching eye and base level units together with ample work surfaces and space for a dining table enjoying a pleasant aspect overlooking the front fields. The sitting room is of a good size with double opening doors opening out onto the lovely rear terrace and garden. To the first floor there are then 3 bedrooms, master with a luxury ensuite shower room, fitted wardrobes and TV recess plus a separate family bathroom. The property is approached via a block pavia driveway giving off street parking for two vehicles with side gated access to the rear garden incorporating a wide paved sun terrace leading onto a good expanse of lawn with views overlooking open countryside. In addition there is also a **detached home office / gym** being fully insulated with full power and light.

Private road service charge £1,368 PA



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.

