



The Old Street, Fetcham, KT22



Period Grade II listed property in Fetcham.

Ballands Hall is a classical Queen Anne Grade II listed double fronted landmark residence originally built in the late 17th Century. Sir Francis Moon, one of its occupants in the 19th Century, had been Lord Mayor of London. The house is located in a conservation area in one of the oldest parts of Fetcham village. The village appears in the Domesday Book of 1086.

Ballands Hall was the former rectory to the village and St Mary's Church on The Ridgeway which has been a place of Christian worship for over a 1000 years. The church itself was believed to have been built during Anglo Saxon and early Norman periods.



Guide price: £1,900,000

Tenure: Freehold, Grade II

Local authority: Mole Valley Borough Council

Council tax band: H





The Hall itself offers a grand reception/dining hall and the classic layout provides ideal accommodation for the modern day family. The property benefits from many original features including sash windows and feature fireplaces. The accommodation is set over three floors and includes four generous reception rooms, four first floor bedrooms including a generous principal suite with dressing room. The second floor offers an ideal au-pair accommodation as it offers three bedrooms, reception room, kitchen and bathroom. There is also a large cellar below the kitchen/family room.

A particular feature of Ballands Hall are the mature gardens and grounds which are just over 0.5 acres. To the rear of the garden is a tennis court and a rear gate which provides additional vehicular access and access to the Lower Road. A large terrace runs the width of the property and is accessed from the kitchen and vestibule. The property is accessed via electric gates to a paved driveway leading to the triple detached garage and provides parking for several vehicles.

Leatherhead - 1.7 miles

M25 - 2.3 miles

Cobham - 4.3 miles

A3 - 6.6 miles

Guildford - 11 miles

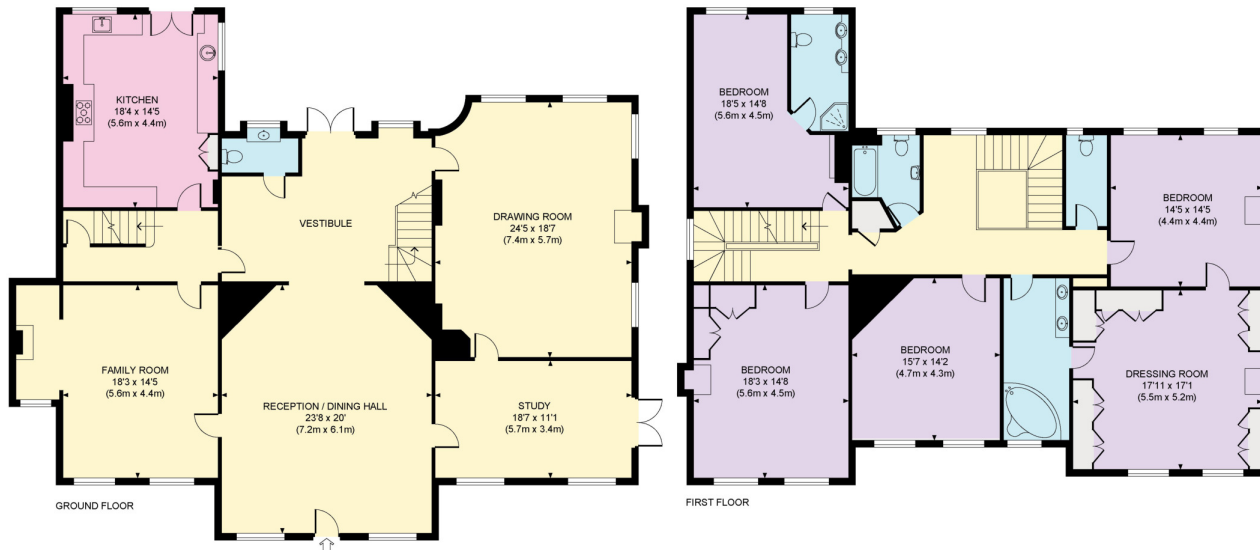
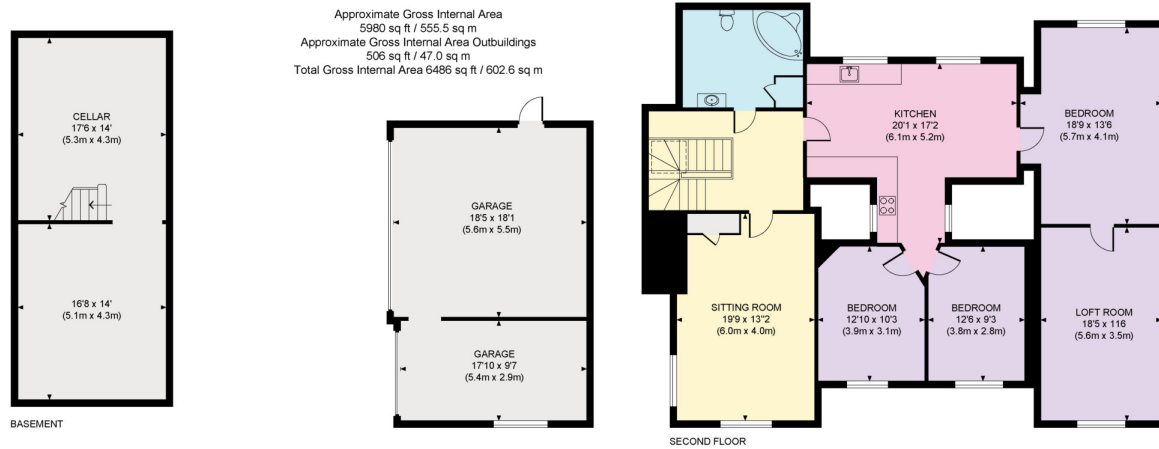
Central London - 24.6 miles

(All distances are approximate)









This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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