



The Old Street, Fetcham, Leatherhead, Surrey

---







## A classical Queen Anne Grade II listed double fronted landmark residence.



### The property

Ballands Hall was 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 1000 years. The church itself was believed to have been built during Anglo Saxon and early Norman periods.

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.



7



4



6



Triple

#### Tenure

Freehold

#### Local Authority

Mole Valley Borough Council

#### Council Tax

Band H





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.

### Location

Cobham 4.3 miles, Leatherhead 1.7 miles, Guildford 11 miles, A3 6.6 miles, M25 2.3 miles, Central London 24.6 miles (all distances are approximate).





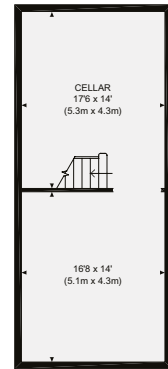
**Approximate Gross Internal Floor Area**

**5980 sq ft / 555.5 sq m**

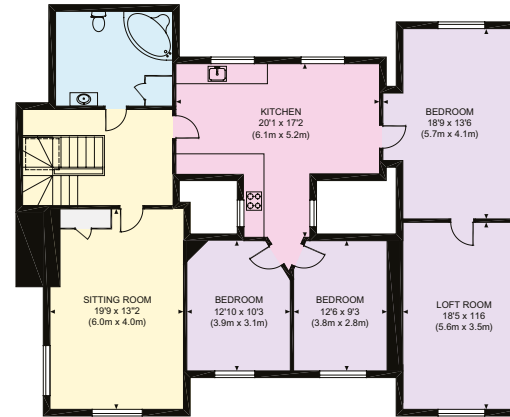
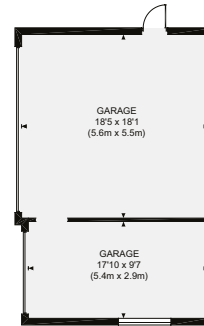
**Outbuildings: 506 sq ft / 47.0 sq m**

**Total: 6486 sq ft / 602.6 sq m**

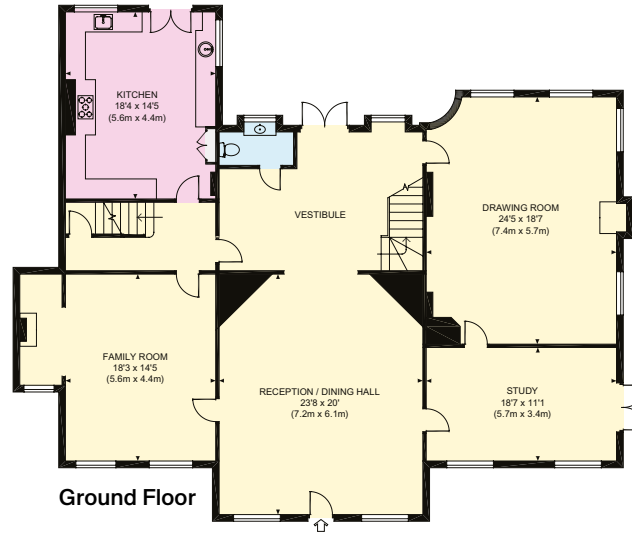
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



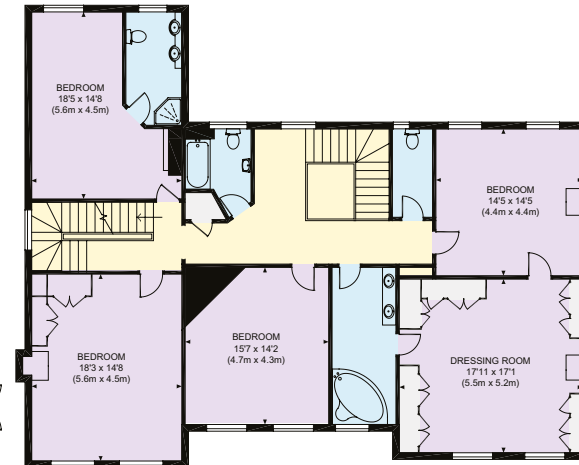
**Basement**



**Second Floor**



**Ground Floor**



**First Floor**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Knight Frank Cobham**

50 High Street

Cobham, Surrey

KT11 3EF

[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**

**Dan Miller**

01932 591616

[dan.miller@knightfrank.com](mailto:dan.miller@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group

Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2024. Photographs and videos dated July 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)