



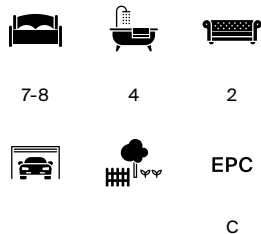
THE BEECHES

Fetcham, KT22



AN IMPRESSIVE SEVEN/EIGHT BEDROOM DETACHED HOUSE

Presented in superb condition on a southerly-facing 0.28 acre plot. Chain free.



Local Authority: Mole Valley District Council

Council Tax band: G

Tenure: Freehold





DESCRIPTION

Located in a quiet cul-de-sac off Guildford Road in Fetcham, this impressive family home has been thoughtfully upgraded and extended by the current owner to a fantastic standard. Boasting nearly 4,350 sq ft of accommodation, the property offers spacious living throughout. It's southerly facing aspect floods the home with natural light, ensuring a bright and airy environment throughout the day.

The front driveway, featuring block paving, offers ample parking and leads to a double garage, which includes a rear door providing access to the utility room.

Upon entering, you are immediately struck by the sense of space. From the entrance hall you can see straight through to the back of the garden. Beneath the staircase, a bespoke wine cabinet with glass-fronted doors adds a touch of elegance. To the right is a fully fitted study, while ahead, glass French doors lead into a large and spectacular kitchen/dining room which is perfect for entertaining. A skylight and five sets of bi-folding





doors along the rear ensure an abundance of light flows into the room. The kitchen features a large island with a breakfast bar, stone worktops, and a wealth of bespoke cabinetry. A spacious utility room with side access and a guest cloakroom are conveniently located off the kitchen. To the left of the kitchen, a large sitting room with a wood-burning feature fireplace offers a cosy and relaxing space. The ground floor has zoned underfloor heating.

On the first floor, there are five generously sized bedrooms, including the impressive principal suite with built-in wardrobes, a dressing area, and a luxurious en suite bathroom. Three of the double bedrooms share a well-appointed family bathroom, complete with a separate bath and shower, while the rear bedroom enjoys its own en suite.

The second floor comprises of two large bedrooms with Juliette balconies, a second family bathroom, and a smaller room that would make an ideal study.

The rear garden is a true highlight, with a large lateral patio across the back of the house, perfect for al fresco dining and entertaining in the sun. Two additional feature terraces provide tranquil, shaded spots for relaxation on warmer days. The expansive flat lawn offers plenty of space for children to play, while the side patio to the left of the house has a jacuzzi.

Come and see this fantastic home, you'll be delighted you did!

*NB some images used contain CGI furniture, so please call for any additional information.

LOCATION

There is an excellent selection of local shops, schools and leisure amenities in the village and the nearby town of Leatherhead. Epsom and Guildford provide a wider selection of high street names and department stores.



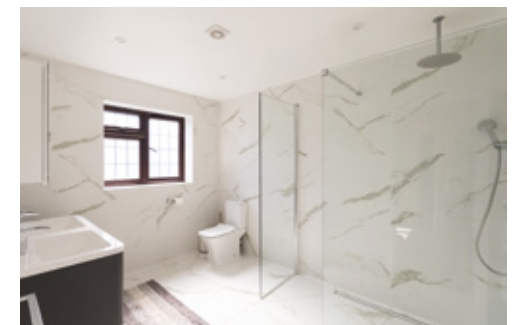
Communication links are excellent with its proximity to the A3 and the M25 (J9), Heathrow and Gatwick airports. Leatherhead railway station is only a short driving distance providing regular services to London Waterloo and Victoria.

There are a number of excellent private schools in the area including Manor House, St Theresa's, St. John's, Box Hill, Downsend, Epsom College and City of London Freemans. There are a number of highly regarded local state schools including Eastwick, Fetcham Infants, Oakfield, The Howard of Effingham and Therfield.

The Beaverbrook estate is close by with it's stunning country house set within its own 470 acre estate is conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa and 18 golf course. The RAC at Woodcote Park in Epsom is also ideally located, set in 350 acres of beautiful Downs countryside, features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation.

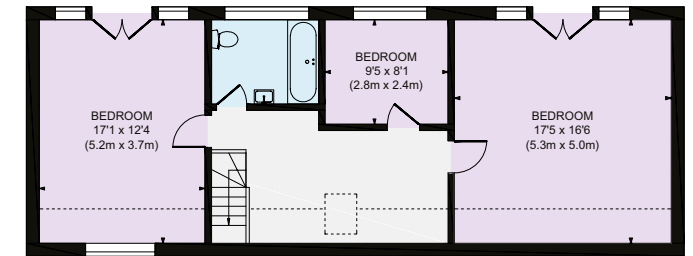
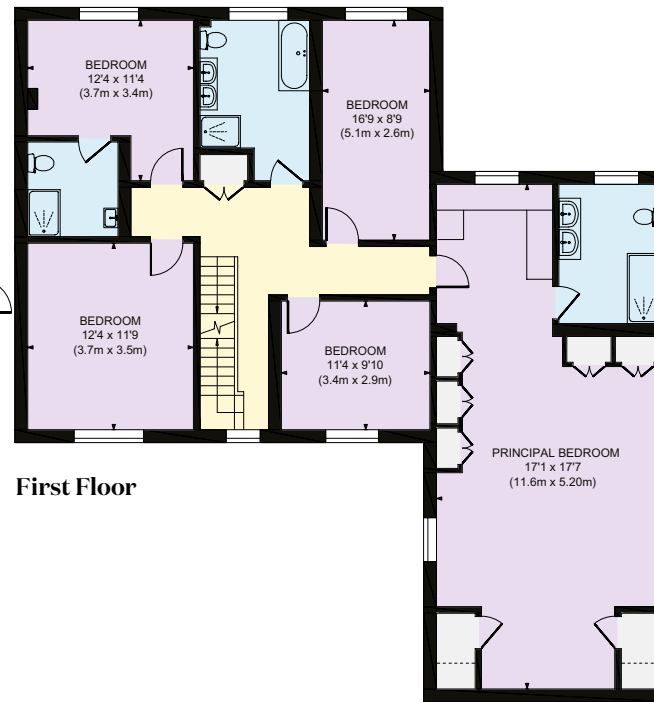
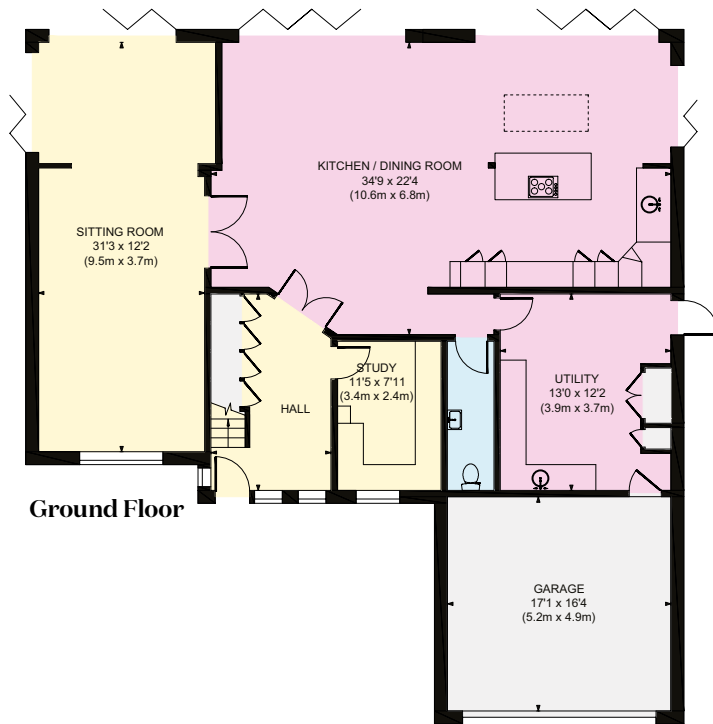
Local family activities include Bocketts Farm, Chessington World of Adventures (approximately 10-15 minute drive away) and Hobbledown Farm.

There is also extensive walking through beautiful countryside Headley Heath and Box Hill within an area of outstanding natural beauty along with a number of pretty local villages in the Surrey Hills.





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



Approximate Gross Internal Area =
Main House 4,059 sq. ft / 377.12 sq. m
Garage 279 sq. ft / 25.89 sq. m
Total 4,338 sq. ft / 403.01 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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.

We would be delighted
to tell you more.

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