



THE RIDGEWAY

Fetcham, KT22



A DETACHED FOUR-FIVE BEDROOM HOME IN FETCHAM

A substantial family home offering approximately 4,000 sq ft of accommodation, including a self-contained annexe, set within fully landscaped 0.3-acre South-West facing grounds on the sought-after South side of the village.

			EPC
4-5	4	6	D
			

Local Authority: Mole Valley District Council
Council Tax band: G
Tenure: Freehold



DESCRIPTION

Built in 1935, the property has been significantly extended and sits behind a gated carriage driveway. Inside, a panelled reception hall links the main ground-floor rooms. These include a Drawing Room, Dining Room, Study, and central Sitting Room with a full-height glazed bay window. Herringbone flooring runs through the dining room, sitting room, hall and study, while the sitting room, drawing room and dining room are further enhanced by fireplaces. All reception rooms enjoy views over the landscaped gardens.

The Kitchen/Breakfast Room includes in-frame cabinetry, Corian worktops, a central island, and range cooker, with appliances discreetly integrated. This area connects to a Family Room and a large Utility/Boot Room. A guest cloakroom is accessed from the main hall. To the rear, a conservatory opens onto the garden. Adjacent, and accessed through the drawing room, is a sauna and second WC, retained from previous use as a pool area.











DESCRIPTION

Upstairs, there are two bedroom suites with walk-in wardrobes and en suite bathrooms. The main suite also includes a private balcony. Two further double bedrooms share the family bathroom. Bedroom three includes a staircase to a private attic study.

The detached annexe includes a bedroom, a shower room, a kitchenette, and a large living room that opens to a covered seating area. An external staircase leads to an upper deck enclosed by a vine-covered fence. The garden includes an entertaining terrace with a covered outdoor kitchen and bar, manicured lawns, secluded seating areas, and a lower lawn suitable for a vegetable garden.

Fetcham village has a good range of local shops, whilst more extensive retail and leisure facilities can be found in the county town of Guildford. Cobham and Leatherhead are neighbouring villages to Fetcham, and both offer an excellent range of local shops and restaurants.

There are superb direct rail links to London Waterloo and Victoria from Leatherhead station, with 8 trains per peak hour, and excellent road links. The station is close to Junction 9 of the M25, which in turn provides easy access to both Gatwick and Heathrow airports.



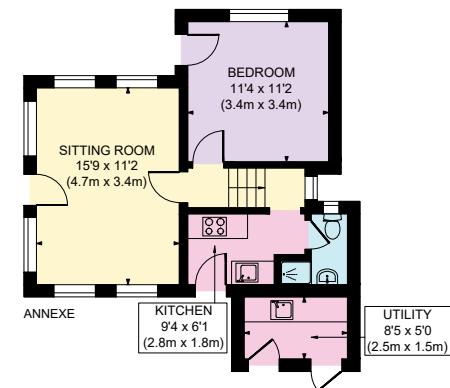
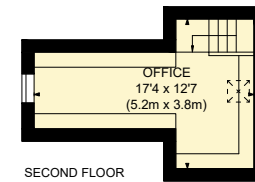
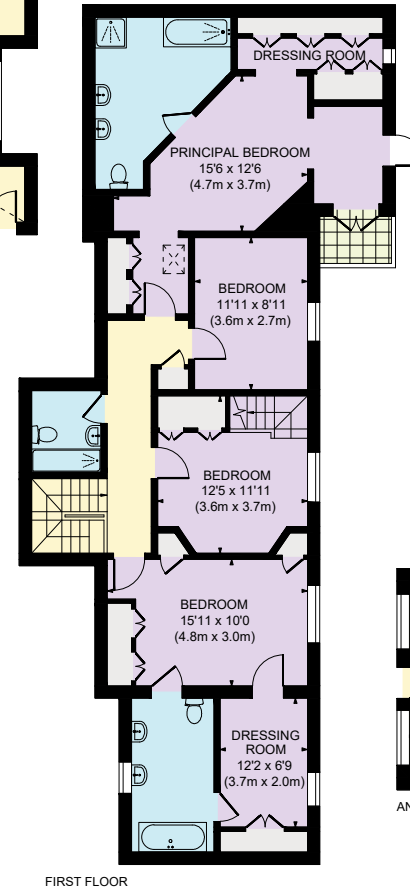
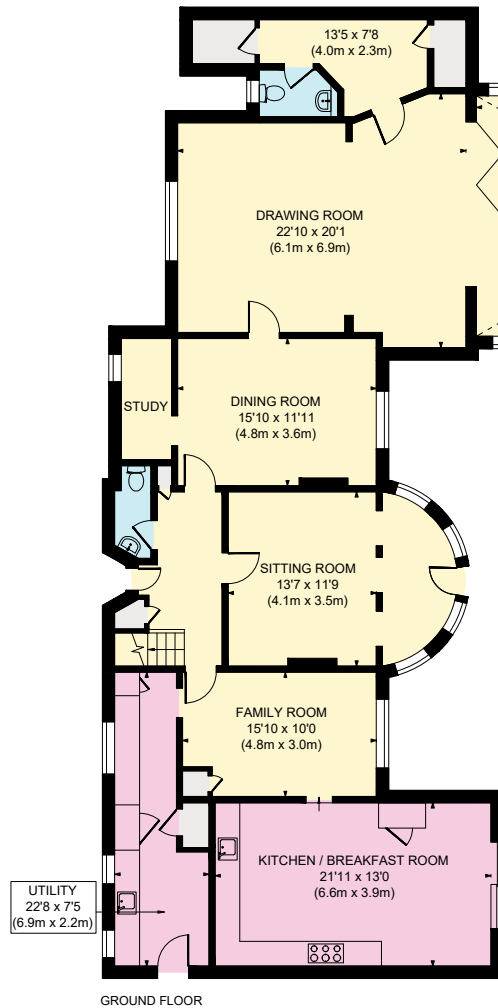


Approximate Gross Internal Area

Main House 3746 sq. ft / 348.00 sq. m

Annexe 425 sq. ft / 39.40 sq. m

Total 4171 sq. ft / 387.40 sq. m



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 decisions reliant upon them.

Approximate Gross Internal Area = 387.40 sq m / 4171 sq ft

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. (ID767266)



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