



Badingham Drive, Leatherhead KT22 9HA

V&H
HOMES

Your local property specialist

Badingham Drive Leatherhead KT22 9HA

*Highly Sought-After Location in Fetcham Village –
Spacious Family Home with Exceptional Features*

*Nestled in one of Fetcham Village's most desirable
roads, this generous and well presented four-
bedroom family home offers exceptional space and
versatility throughout. A large SW facing garden
extending to approximately 1/3 acre incorporates a
level lawned area, an orchard and a fully
soundproofed studio!*

Four Bedroom Detached House

Ensuite and Family Bathroom

L-Shaped Lounge/Dining Room

Modern Kitchen

Breakfast Room/Utility Room

Family Room

Double Garage and Covered Store

1/3 Acre SW Facing Garden with Orchard

Soundproofed Studio

EPC Rating E





Step into a bright L-shaped lounge/diner, ideal for entertaining, complemented by a separate family room perfect for relaxing or as a playroom. The modern fitted kitchen opens seamlessly into a utility/breakfast room, offering both practicality and a warm hub for family life. There is also a useful downstairs wc. The ground floor benefits from elegant parquet flooring, adding charm and character.

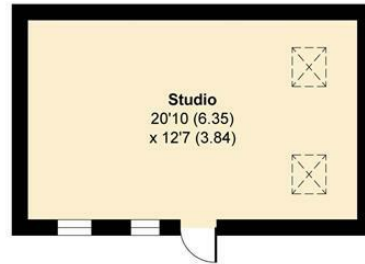
Upstairs, you'll find four good-sized bedrooms, including a master with ensuite shower room, and a recently replaced contemporary family bathroom.

Outside, the property truly excels. A large, lawned garden extends to a private orchard, boasting a variety of fruit trees, berry bushes, and vegetable plots – a haven for gardening enthusiasts and nature lovers alike.

But that's not all – a fully soundproofed studio offers the perfect creative space for musicians or could double as a home office or gym.

Additional features include a double garage, a private driveway and a covered store room.





OUTBUILDING

Badingham Drive

Approximate Gross Internal Area = 158.40 sq m / 1705.0 sq ft

Garage = 24.10 sq m / 259.41 sq ft

Outbuilding = 41.30 sq m / 444.55 sq ft

Total = 223.80 sq m / 2408.96 sq ft

For identification only - Not to scale



Reduced Headroom Below 1.5m / 5'



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for V&H Homes.

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