



Ashwood Park, Fetcham KT22 9NT

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## Ashwood Park Fetcham KT22 9NT

*A substantial detached house which has been renovated and remodelled by the current owners and is located in a highly sought-after and prestigious cul-de-sac within easy reach of both Fetcham and Bookham villages. The house benefits from open plan contemporary accommodation, four spacious bedrooms, three bathrooms and the potential of an annex.*

Four Bedrooms

Three Bathrooms

Annex

38.8' x 19' Kitchen / Dining / Family Room

Garage & Car Port

Remodelled & Renovated

Large Utility / Second Kitchen

Countryside Walks

Close to Shops & Schools

EPC Rating: D

Bookham station is 1.5 miles away (approx) and offers trains to London in less than one hour. There are stunning countryside walks that can be accessed from nearby Norbury Park, Polesden Lacey and Ranmore Common. The house is also near to excellent local schools including Eastwick Schools, The Dawnay, and Howard of Effingham among others.







On entering the property, a welcoming entrance hall leads to bright and spacious living room with bay window. Semi-open plan to the living room is the outstanding 38.8' x 19' kitchen / dining / family room with four sets of sliding doors to the garden. This substantial open plan area benefits from Karndean flooring and a contemporary kitchen with a central island and built in appliances including a Steam oven and hob. The ground floor also benefits from a spacious bedroom with en-suite shower room, and a large utility room with external access, which is connected to the bedroom and could be used as the kitchen for the annex. The ground floor of this superb and versatile home also benefits from a separate cloakroom / WC.

To the first floor, a landing takes you to the spacious master bedroom suite which offers a contemporary four piece en-suite bathroom and built in storage. There is another double bedroom, also offering built in storage, a single bedroom with built in study furniture and a separate family bathroom.

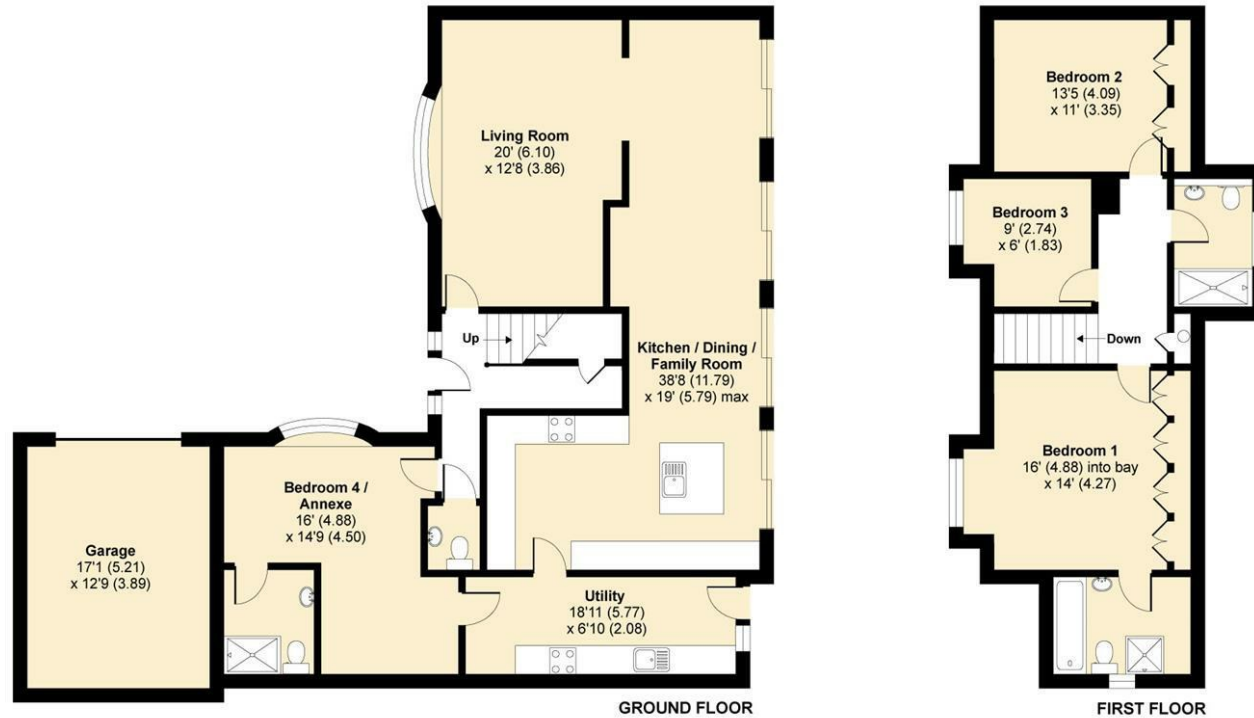
Externally and to the front, the house is approached via a large, secluded driveway which provides ample parking and leads to a good sized single garage with power and light and to a car port. The rear garden is mainly laid to lawn and is very private with high mature hedging bordering the property. The garden also benefits from a large patio area, perfect for al-fresco dining in the summer months.



# Ashwood Park, Fetcham, Leatherhead, KT22

Approximate Area = 2176 sq ft / 202.2 sq m (includes garage)  
Approx. Garden Length = 10.67 (Meters)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for V&H Homes. REF: 638540



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