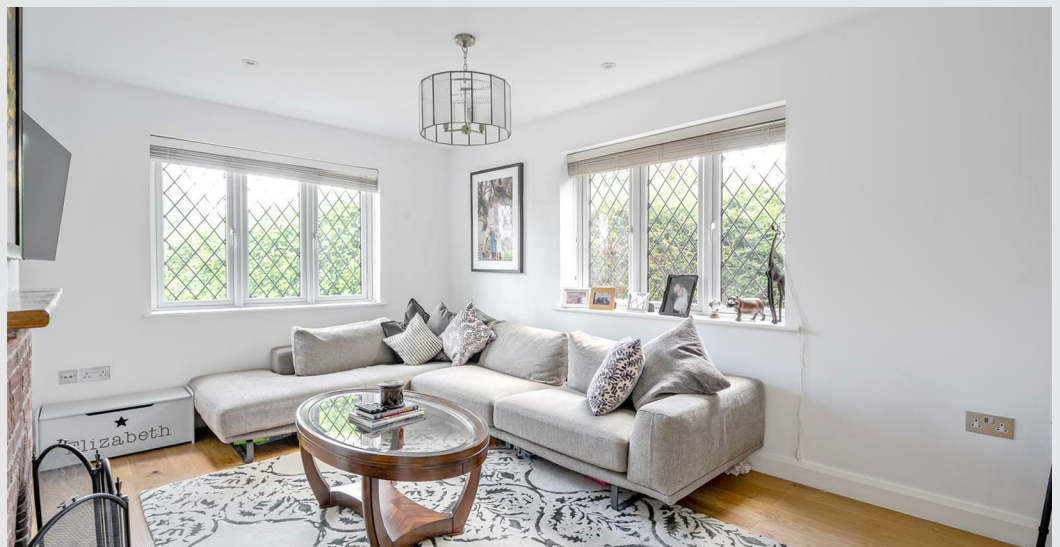




3 Bell Lane,
Fetcham, Surrey KT22 9ND



Wills and Smerdon are delighted to present this rarely available five-bedroom detached house, offering nearly 2700 sqft of bright, versatile accommodation with delightful gardens and a link-detached double garage. This property is situated within walking distance from the pretty village of Fetcham, its highly sought-after location has a lot to offer, including several highly regarded primary and secondary schools, a variety of green open spaces and parks, an abundance of local amenities just a short walk away.





3 Bell Lane, Fetcham, Surrey

As soon as you step through the front door into the spacious entrance hall you are instantly greeted by the warm, welcoming feel this property offers. The ground floor of this spectacular family home comprises a large lounge with a functional open fireplace and views over the landscaped front garden. Continuing, there is a separate reception room which is ideal for a home office or children's playroom. A stunning open plan kitchen/living area with functional open fireplace, offering an exceptionally bright and spacious entertaining space. The kitchen is equipped with a plethora of high specification appliances, including an integrated double oven, microwave, coffee maker, wine cooler and a beautiful marble island with integrated electric ceramic hob. Completing the ground floor accommodation is the large utility room providing space for all the expected washing appliances as well as access to both the back garden & garage.

The first floor boasts a superb primary suite with large double bedroom, walk-in wardrobe and a fully tiled walk-in wet room (includes underfloor heating). Bedroom two is another large double with built-in wardrobes and en-suite bathroom. The third and fourth bedrooms are further doubles with the third benefiting from built-in wardrobes. The fifth bedroom is a single, again with built in wardrobes. The modern family bathroom encompasses a separate shower.

Externally, this property benefits from a fantastic plot, offering a large driveway for multiple cars, a landscaped front garden and a link-detached double garage. The sunny west-facing stepped back garden has been levelled and landscaped by the present owners and offers a separate patio/ BBQ area.

Further benefits of this property include: Underfloor Heating throughout the ground floor, double-glazed windows throughout, two functional fireplaces, beautiful open plan living and a full CCTV and Alarm System, superb location for schools and amenities.

Please note this property has previously had planning permission agreed by Mole Valley District Council (REF: MO/2012/0299) to further extend the property.



Approximate Area = 2398 sq ft / 222.7 sq m

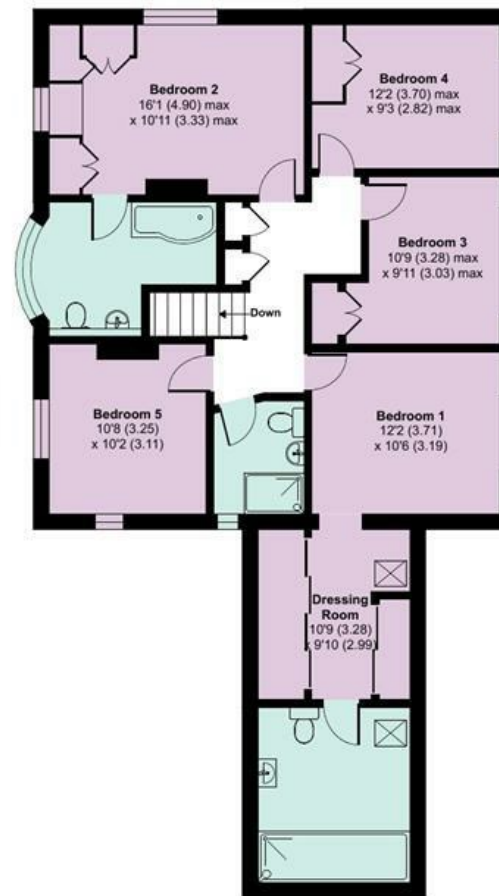
Garage = 300 sq ft / 27.8 sq m

Total = 2698 sq ft / 250.6 sq m

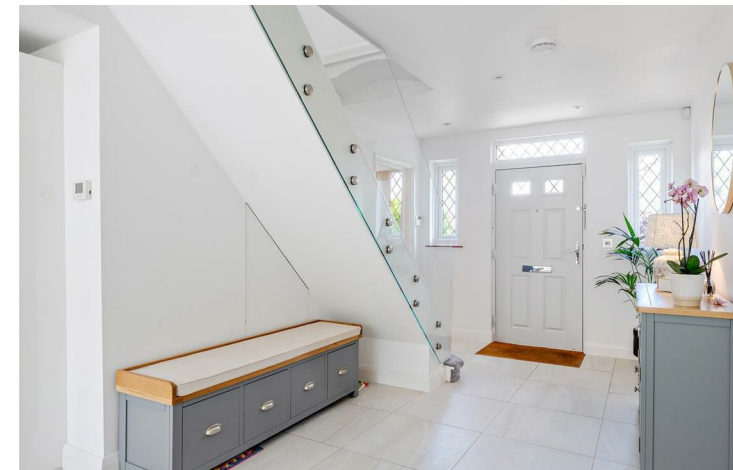
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DIRECTIONS

Travelling Eastwards on the A246 from the Guildford/Effingham direction, continue through Bookham village and at the Bocketts Farm roundabout, take the first exit and then immediately turn left into The Ridgeway. Continue along The Ridgeway to the end and over the roundabout into Bell Lane where the house will be found on the left hand side just before Oakfield Junior School.///body.scouts.cave

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