



Woodlands, Guildford Road (Hawks Hill), Fetcham, Surrey KT22 9DP

Price Guide £1,275,000



- FAMILY HOME ON 0.42 ACRE PLOT
- SCOPE TO EXTEND WITH VALUE ENHANCEMENT
- TRIPLE ASPECT SITTING & DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE & SPACIOUS DRIVEWAY
- LOVELY 210' DEEP MATURE REAR GARDEN
- SEPARATE DINING ROOM
- ENTRANCE HALL, STUDY & CLOAKROOM
- 4 BEDROOMS & 2 BATHROOMS
- WALKING DISTANCE LEATHERHEAD STATION

## Description

Built we believe in 1927/8, and in the same family ownership for some 36 years, this detached house is presented in good order throughout, being set on a delightful and mature 0.42 acre plot.

There is scope to extend (subject to planning) and create a larger home which many of the neighbouring properties have already done. To the front, there is a spacious driveway and parking area with raised shrub beds set behind sleeper walls with low-level lighting. The mature rear garden is an absolute delight being 210' deep and benefits from a high degree of privacy.

The well-presented accommodation includes an entrance hall, triple aspect sitting room with French doors onto the rear garden, a separate dining room and a kitchen breakfast room which overlooks the rear garden. There is a good sized utility room with door to the outside, cloakroom and study. A personal door leads into the double garage with electric up and over door.

On the first floor there are 4 double bedrooms, a shower room with separate toilet and family bathroom which includes a bath and separate shower cubicle.

## Situation

Fetcham Village has an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools nearby including Downsend, Parkside Prep School at Stoke D'Abernon, St John's School (11+) in Leatherhead and ACS in Cobham.

Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part covered Swan Shopping Centre, Theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove. Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

In the near vicinity there are 100's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. Nearby golf clubs include The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood and the luxury Beaverbrook Private Members Club with its world class golf course set in 400 acres.

**Tenure**

**EPC**

**Council Tax Band**

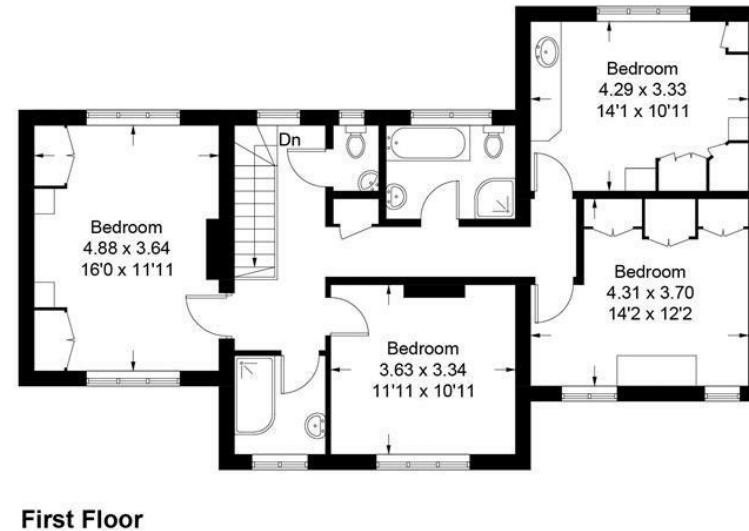
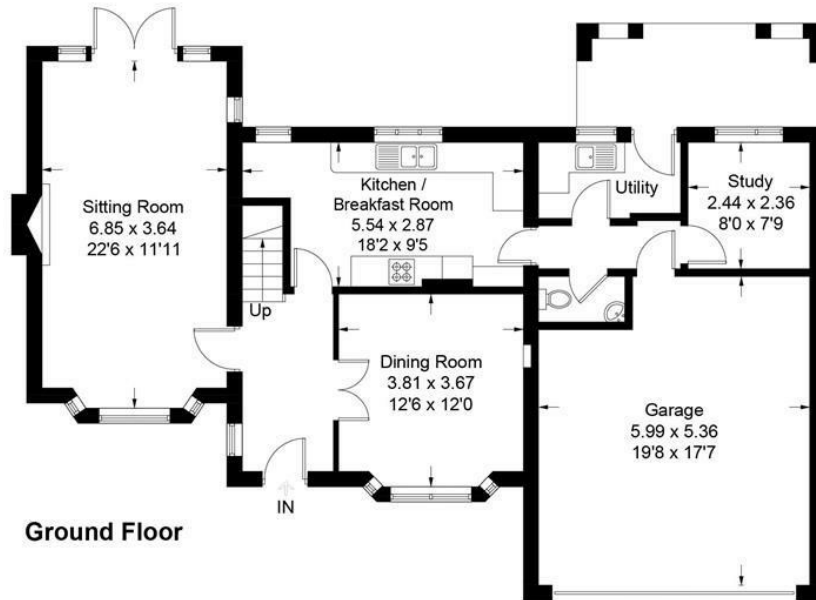
Freehold

E

G



Approximate Gross Internal Area = 199.6 sq m / 2148 sq ft  
(Including Garage)



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 decisions reliant upon them. (ID870804)  
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