



64 Lower Road, Fetcham, Surrey, KT22 9HF

Price Guide £1,295,000



- DETACHED HOME
- 0.3 ACRE NORTH WEST FACING PLOT
- SITTING ROOM
- RECEPTION HALL & CLOAKROOMS
- LARGE GARDEN + SUMMERHOUSE
- 2250 SQ.FT (INCL. SUMMERHOUSE)
- SUPERB KITCHEN/DINING ROOM
- FOUR BEDROOMS (TWO BATHROOMS)
- GYM & STORE
- SHORT WALK TO LOCAL SCHOOLS

## Description

This stylish detached home has been extended, refurbished and remodelled by the current owners to create bright and well proportioned family accommodation whilst set on a 0.3 acre North West facing plot.

Beautifully appointed throughout the reception hall enjoys views through to the rear garden, cloak room and coats cupboard. There is a lovely sitting room with oak floor, TV recess and modern glass fireplace. The kitchen breakfast room is the hub of the house and features large central island, integrated appliances, space for dining table, bi-folding doors to the terrace and separate utility room.

The inner hall with range of linen cupboards leads to the master bedroom featuring doors to a private patio, dressing room and large ensuite shower room. There are two further bedrooms which share a modern family bathroom. The fourth bedroom is currently being used as a home office.

Outside, an electric gated driveway provides for ample off street parking. The garage has been converted to create useful bike storage and a sperate gym. Gated side access leads to a lovely rear garden with smart rear terrace, separate BBQ terrace, summerhouse and good sized lawn bordered with mature trees and hedging.

## Situation

Fetcham Village is fortunate to have 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 in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose 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.

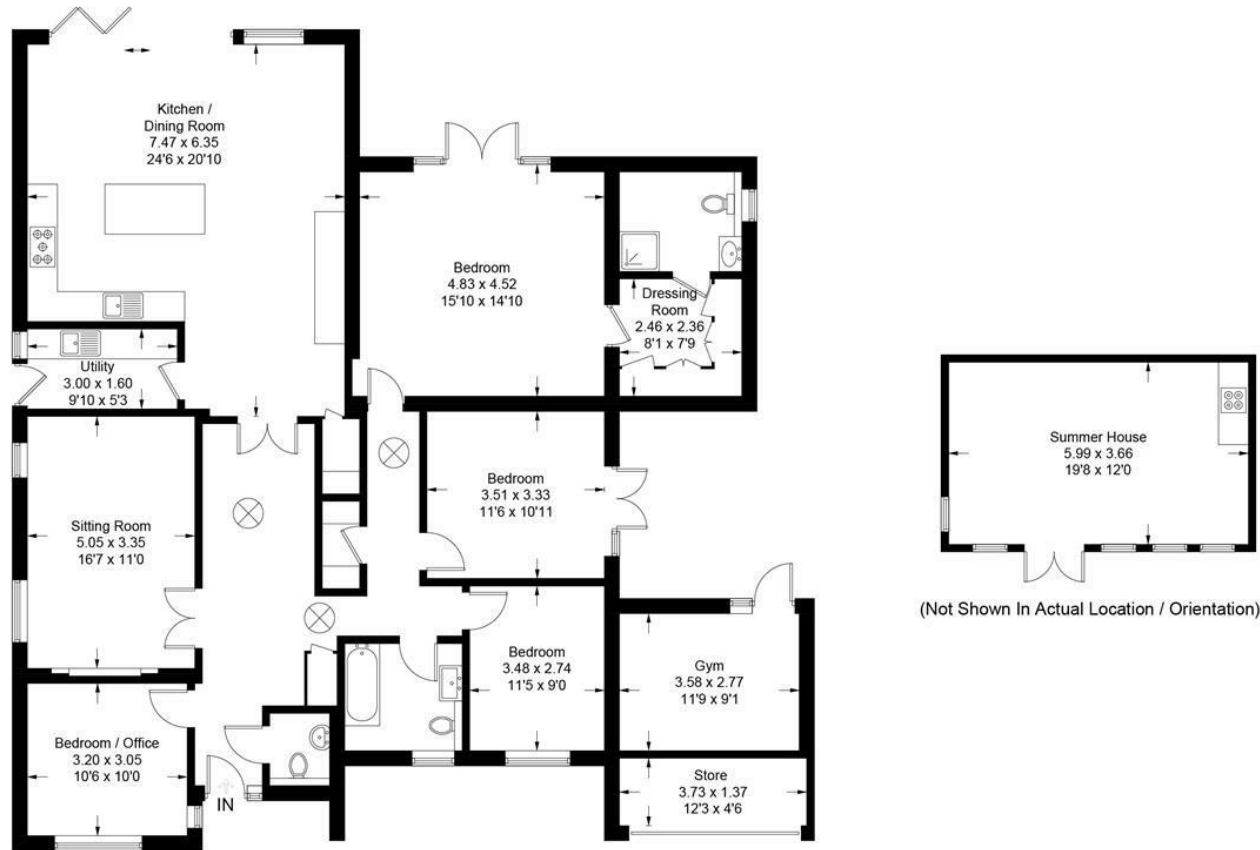
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 171.5 sq m / 1846 sq ft  
Store / Gym / Summer House = 37.5 sq m / 404 sq ft  
Total = 209 sq m / 2250 sq ft



### Ground Floor

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. (ID1030375)

www.bagshawandhardy.com © 2023

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
Tel: 01372 360078 Email: leatherhead@patrickgardner.com  
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.