



5 Oaklands, Fetcham, Leatherhead, Surrey, KT22 9BY

Asking Price £950,000





- SPACIOUS DETACHED HOUSE
- 4 BEDROOMS
- 2 BATHROOMS
- UTILITY ROOM
- DOUBLE GARAGE AND PARKING
- PRIME CUL DE SAC POSITION
- 3 RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- SOUTH-WEST REAR ASPECT



## Description

Located in a prime residential area, this lovely detached house sits in a quiet and sought after cul de sac position and enjoys a south west aspect to the rear over delightful gardens.

With almost 1,600sq ft of accommodation and well maintained throughout, on the ground floor are entrance hall with cloakroom, separate study, spacious lounge and dining room, both with patio doors to the garden and the lounge has fitted storage and shelving space. The kitchen is well fitted with plenty of cupboard and drawer space and there is also a useful and good size utility room.

On the first floor are 4 good size bedrooms with the main bedroom being very spacious with plenty of wardrobe space and refurbished en-suite shower room with large shower enclosure and tiled family bathroom with over bath shower.

Externally there is an attached double garage and additional parking to the front. The sunny rear gardens are a lovely feature with lawn and well stocked flower and shrub borders and also offering a good degree of privacy.



## 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

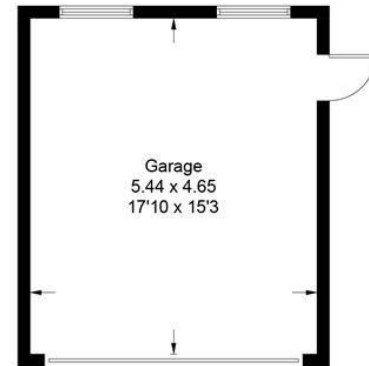
Freehold

EPC

C

Council Tax Band

G

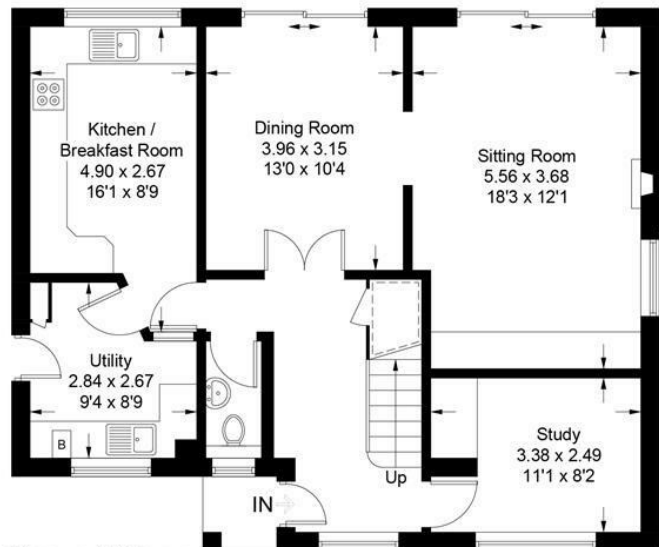


(Not Shown In Actual Location / Orientation)

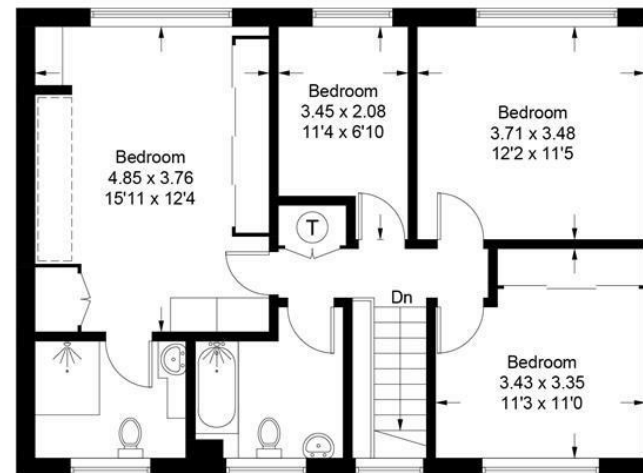
Approximate Gross Internal Area = 146.3 sq m / 1575 sq ft  
Garage = 25.3 sq m / 272 sq ft  
Total = 171.6 sq m / 1847 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID1051297)

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

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