



Ballands Hall The Old Street, Fetcham, Surrey, KT22 9QJ

Price Guide £1,750,000





- GRADE II LISTED FORMER RECTORY
- 1/2 AN ACRE INCL TENNIS COURT
- FAMILY ROOM & STUDY
- MASTER BEDROOM WITH DRESSING ROOM
- 5 MORE 2ND FLOOR ROOMS, KITCHEN & BATHROOM
- CLASSICAL QUEEN ANNE ARCHITECTURE
- RECEPTION/DINING HALL
- KITCHEN/BREAKFAST ROOM
- 3 FURTHER BEDROOMS (1 EN SUITE)
- GARAGING & CELLARAGE



## Description

Ballands Hall is a classical Queen Anne Grade Two Listed double fronted former rectory built in the late 17th Century. Sir Francis Moon, one of its occupants in the 19th Century, had been Lord Mayor of London. The house is located in a Conservation area in one of the oldest parts of Fetcham village with the village itself appearing the 1086 Domesday Book.

The Hall itself provides for over 5,700 sq.ft of space and offers a grand reception/dining hall and the classic layout provides ideal accommodation for the modern day family. There are many original features including sash windows and original fireplaces. The accommodation is set over 3 floors and includes 4 generous reception rooms, four first floor bedrooms including a generous principal bedroom with dressing room. The second floor offers an ideal au-pair accommodation with 3 bedrooms, a living room, kitchen and bathroom. There is also a large cellar below the kitchen/family room.

A particular feature of Ballands Hall are the mature gardens which are just over half an acre and which includes a hard surface tennis court.

A viewing is highly recommended to appreciate the atmosphere that has built up over the last 300 years.

## 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 partly 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.

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

**Tenure**

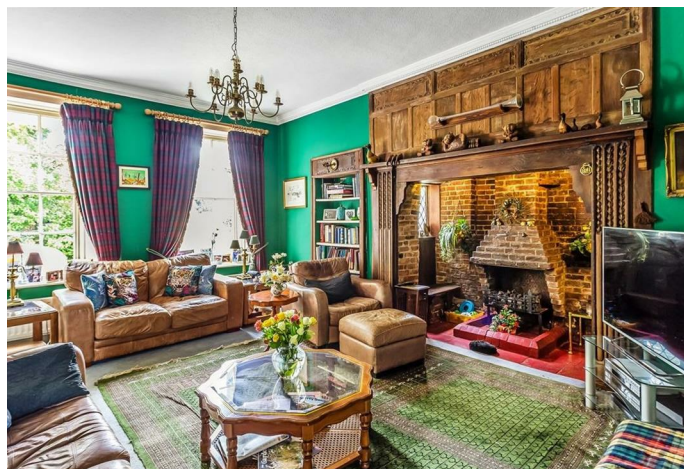
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**EPC**

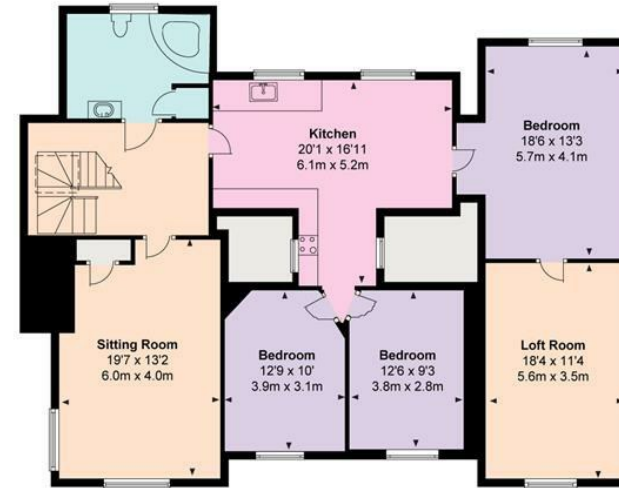
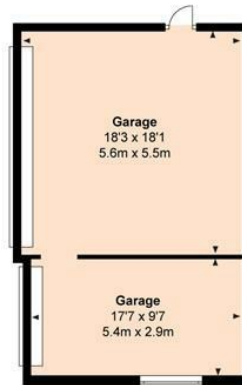
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**Council Tax Band**

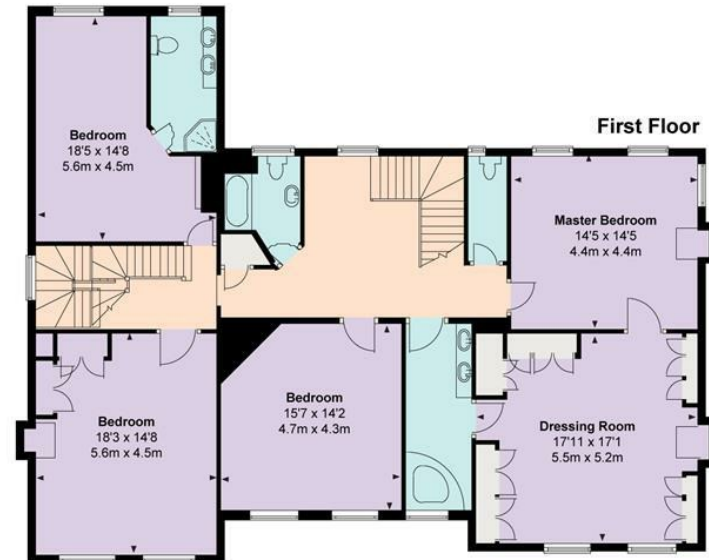
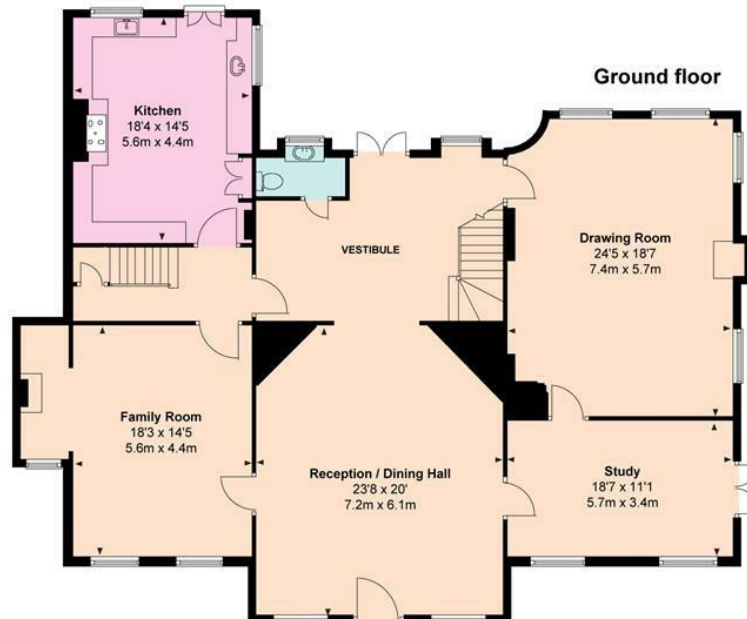
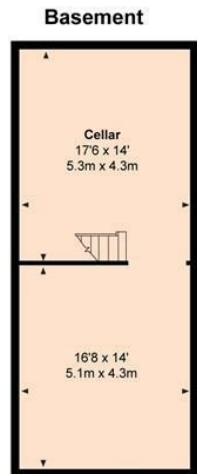
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Approximate gross internal floor area :  
5714 Sq.Ft / 530 Sq.M



Second floor



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