



Oak Tree House 4 Church Close, Fetcham, Surrey, KT22 9BQ

Asking Price £1,225,000



- IMPRESSIVE 5 BEDROOM DETACHED HOUSE
- 2552 SQ FT
- 3 RECEPTION ROOMS
- 2 BATHROOMS (ONE EN-SUITE)
- MODERN FITTED KITCHEN WITH APPLIANCES
- CLOAKROOM AND UTILITY ROOM
- APPROXIMATELY 75' X 65' REAR GARDEN
- IN AND OUT DRIVEWAY
- DOUBLE GARAGE WITH ELECTRIC DOOR
- END OF CHAIN

Description

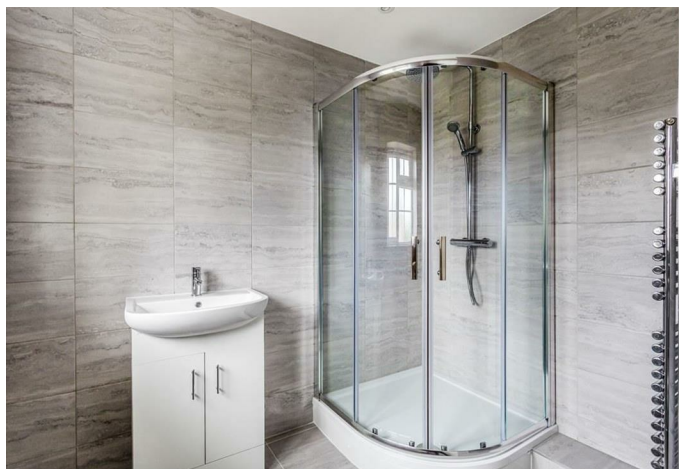
Located in a highly desirable residential area, this impressive Georgian style detached house was built in 1975 and has been in the same family ownership since new.

The subject of complete refurbishment and ready for immediate occupation, no expense has been spared in creating a superbly appointed home. With an area of 2,252sq ft (inc.garage), the superbly proportioned 5 bedroom accommodation includes double glazed sash style windows, new gas central heating boiler, all new flooring, internal doors, wiring and redecoration. Comprising hall, cloakroom, spacious lounge with French doors to the garden, dining room, study, new fitted kitchen/breakfast room, and adjoining utility room with fitted units.

On the first floor are new family bathroom, 5 bedrooms with the very large master bedroom including built in wardrobes and new en-suite shower room.

Externally, there is a sweeping in and out driveway to attached double garage with electric up and over door, external WC and well screened garden to the rear which measures approximately 75' x 65'.

End of chain.



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 comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent.

The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to Gatwick and Heathrow International Airports.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

Tenure

Freehold

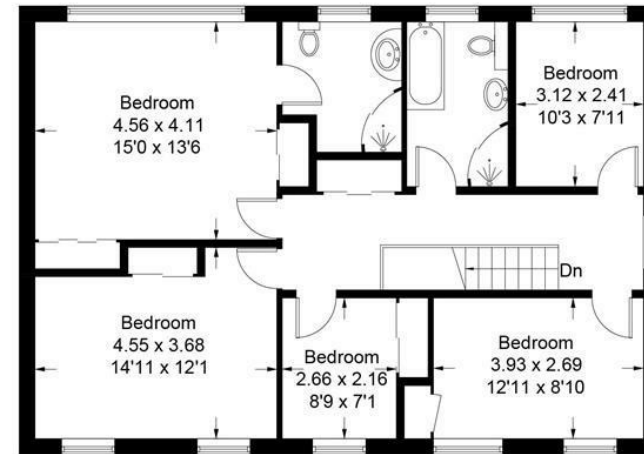
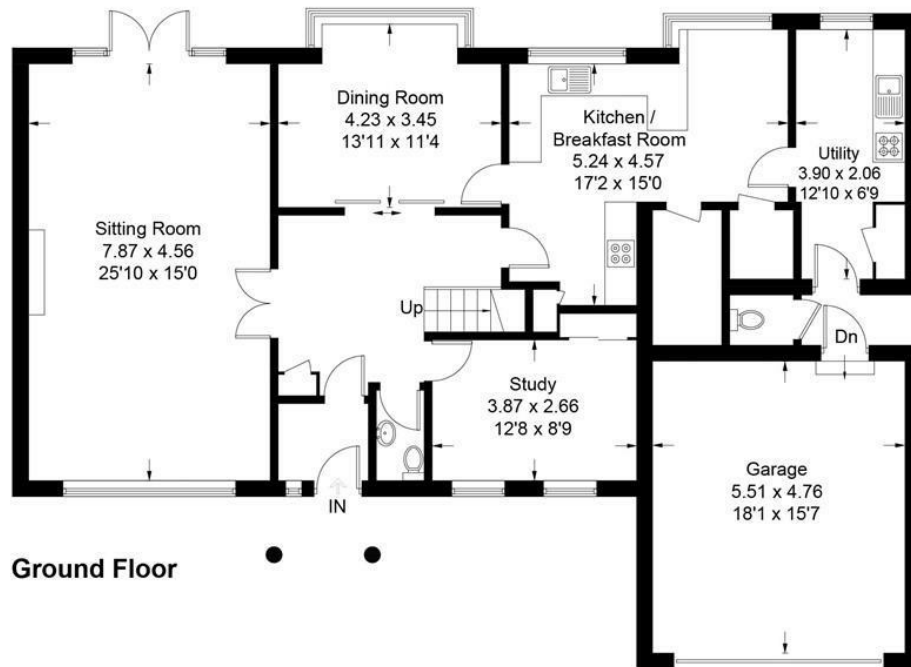
EPC

C

Council Tax Band

Formerly G but nil whilst undergoing renovation. New tax band to be confirmed.

Approximate Gross Internal Area = 237.1 sq m / 2552 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. (ID900384)

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