



20 Cedar Drive, Fetcham, Surrey, KT22 9ET

Price Guide £1,595,000





- EXTENDED DETACHED FAMILY HOUSE
- 0.42 ACRES
- FOUR RECEPTION ROOMS
- LAUNDRY ROOM
- SOUTHERLY FACING GARDEN
- OVER 4000 SQ.FT.INCL.GGE + CABIIN
- FIVE BEDROOMS
- KITCHEN/BREKAFAST ROOM
- DOUBLE GARAGE
- CUL-DE-SAC



## Description

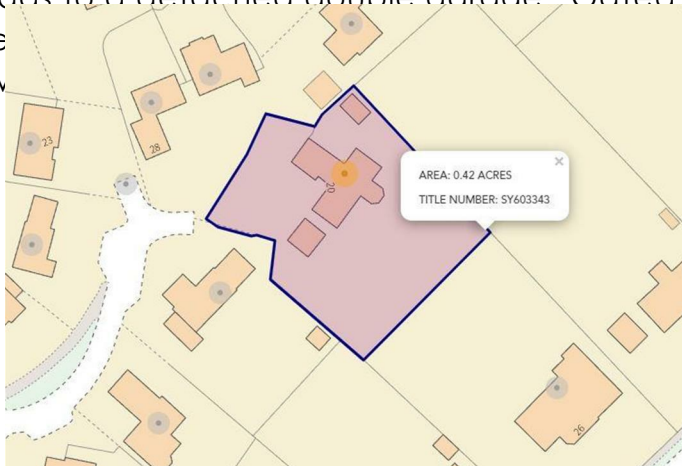
This superb five bedroom detached family house enjoys a southerly facing 0.42 acre plot whilst set in a quiet residential cul-de-sac.

During the current ownership, the property has been extended to enlarge the kitchen and a superb loft conversion creating just over 4000 sq.ft. (including garage and cabin) over three floors. On the ground floor there are four reception rooms including lovely double aspect sitting room, family room with sliding doors to patio, dining room with bay window and study. The part vaulted kitchen breakfast room is the hub of the house and incorporates a large central island with breakfast bar, integrated appliances, smart wood cabinets and conservatory all being underfloor heated.

The first floor accommodation includes the principle bedroom suite with deep fitted wardrobes, large dressing room and en suite bathroom, there are three further double bedrooms, family bathroom and separate laundry room.

The second floor comprises a large double bedroom, ensuite with large shower enclosure and attic room.

Outside, a block pavier driveway provide ample off street parking and leads to a detached double garage. Gated side access lead to a large garden with a good size cabin, large lawn and a high degree of privacy.



## 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**

Freehold

**EPC**

C

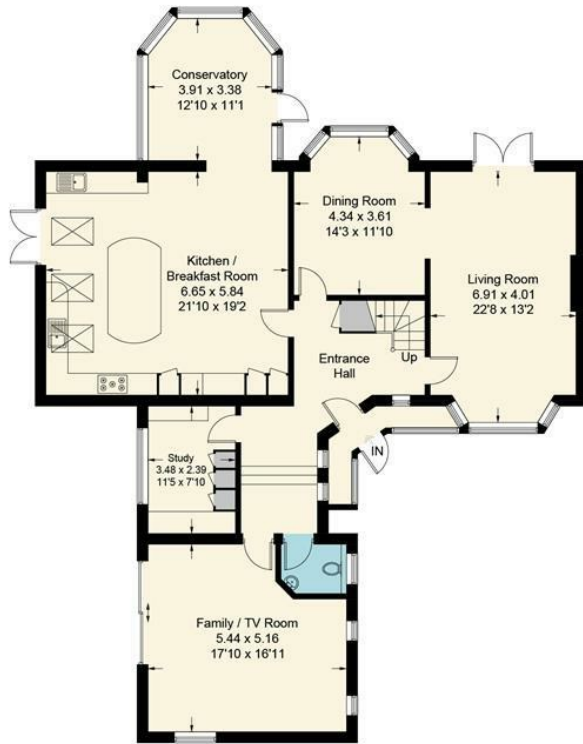
**Council Tax Band**

G

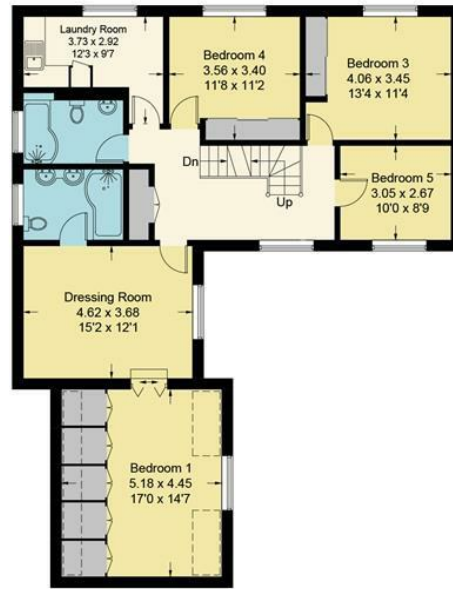


Approximate Gross Internal Area = 365.4 sq m / 3933 sq ft (Including Garage)  
 Outbuilding = 14.6 sq m / 158 sq ft  
 Total = 380.0 sq m / 4091 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

Outbuilding

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. (ID987827)

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