



19a The Ballands North, Fetcham, KT22 9HU

Price Guide £1,325,000



- DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- RECEPTION HALL & CLOAKROOM
- CLOSE TO SCHOOLS & VILLAGE
- 2350 SQ.FT.INCL.GGE
- THREE BATHROOMS
- SUPERB KITCHEN BREAKFAST ROOM
- INTEGRAL SINGLE GARAGE
- CUL-DE-SAC

Description

This stylish detached family house is situated in a sought after residential cul-de-sac whilst offering 2350 sq.ft.incl.gge of well-appointed and spacious accommodation over three floors.

Traditionally built with concrete first floors, the ground floor accommodation comprises Reception Hall with Cloakroom, Family Room with bay window and lovely Sitting Room with fireplace and French doors to terrace. The hub of the house is a superb bespoke built Kitchen/Dining room with painted oak cabinets, large central island, granite worksurfaces, integrated appliances and separate utility room.

Upstairs, the principle bedroom has built in wardrobes and luxury en suite with large shower enclosure, there are two further double bedrooms (one en suite) with built in wardrobes and good sized single bedroom which is currently used as a study.

Stairs from the landing lead to a spacious 22' fifth double bedroom with substantial eaves storage areas.

Outside a gravel driveway provides parking for 4/5 vehicles. The single garage has two doors with access to both the hallway and side patio. The garden has a well maintained lawn and large terrace with plenty of entertaining space.

Tenure	Freehold
EPC	E
Council Tax Band	G

Situation

Fetcham is fortunate to have an OFSTED Outstanding Infants School. For older children there is St John's School, St Andrews Catholic School and Downsend in Leatherhead. There are numerous other independent schools in the vicinity including , Reeds, ACS, Parkside Prep School in Cobham, St Therasas, Daneshill, Cranmore and Box Hill School within 6 miles


Fetcham Village offers a good variety of local shops including a Boots and Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including Swan Shopping Centre, Theatre, Library, Waitrose in Church Street and Nuffield Health Fitness Gym.

Cobham Village is 3.5 miles away with superb range of boutique shops and coffee bars as well as popular restaurants including The Ivy, Coppa Club and Grappelli.

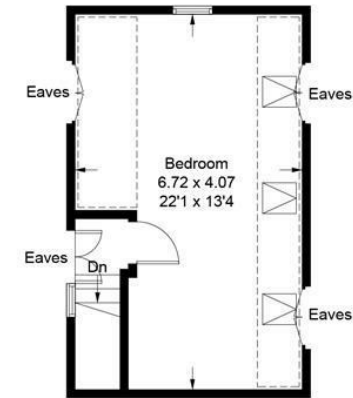
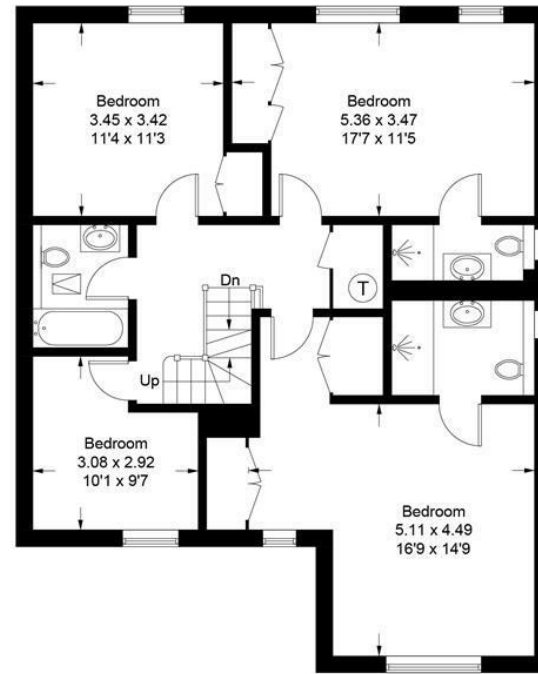
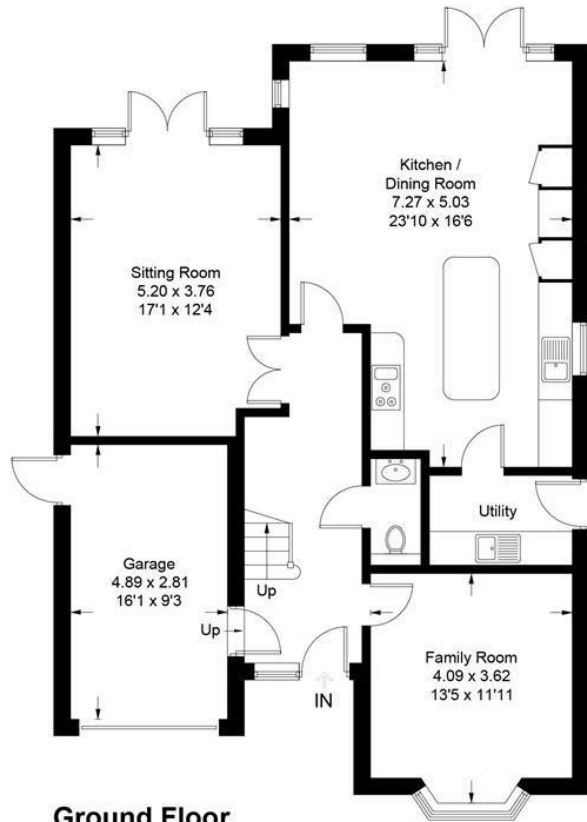
Easy access to both Cobham (8 mins) and Leatherhead (5 mins) main line railway stations offering excellent services to London Waterloo and Victoria. Located within five minutes of Junction 9 of the M25 both Heathrow (45 mins) and Gatwick (35 mins) Airports are easily accessible.

In the near vicinity there are 100's of acres of Green Belt countryside. Polsden Lacey, Denbies Wine Estate, Bocketts Farm and Box Hill are on the doorstep providing families with superb outdoor activities. The Running Horses and William IV are well loved local pubs. Nearby golf clubs include The RAC Country Club at Epsom, Effingham Golf Club, Tyrrells Wood in Leatherhead and the luxury Beaverbrook Private Members Club with its world class golf course set in 400 acres.



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 218.3 sq m / 2350 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. (ID1067423)
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