



3 Churchill Close, Fetcham, Surrey, KT22 9EY

Price Guide £1,195,000



- EXTENDED DETACHED FAMILY HOUSE
- KITCHEN/BREAKFAST ROOM + SNUG
- STUDY
- DOUBLE GARAGE
- SMART RESIDENTIAL CUL-DE-SAC

- FIVE BEDROOMS (TWO ENSUITE)
- 25'7 X 13'10' SITTING ROOM
- UTILITY ROOM
- SOUTH WEST FACING GARDEN
- 2775 SQ.FT.INCL.GGE

Description

This superb five bedroom detached house is located in this much admired cul-de-sac whilst set on a secluded South West facing plot.

The property has been extended to create 2775 sq.ft.incl.gge of light, spacious and flexible accommodation.

The ground floor comprises a spacious reception hall with cloakroom, 25'7 x 13'10 double aspect sitting room, study and a lovely kitchen/breakfast room with TV snug and separate utility room. An impressive dining room can also be used a fifth bedroom (with en suite), doors leading to a covered Veranda overlooking the garden

Upstairs, the principle bedroom has a fitted range of wardrobes and en shower room, there are three further double bedrooms and family bathroom.

The front and rear gardens are beautifully landscaped and incorporate irrigation systems. An attractive frontage has a neatly edged lawn with central brick pavier path, the adjoining driveway providing ample off street parking and leads to a integral double garage with electric up and over door.

The rear garden has a South West aspect and incorporates a wide rear terrace with Veranda, well maintained lawn and shaped beds. Mature trees and hedging provide 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 Swan Shopping Centre, theatre, Waitrose 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 Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Both Gatwick and Heathrow 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

D

Council Tax Band

G





Ground Floor



First Floor

Total floor area 257.8 sq.m. (2,775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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