



 **patrick
gardner**
RESIDENTIAL

Harbourne Guildford Road (Hawks Hill), Fetcham, Surrey, KT22 9DP

Asking Price £1,495,000



- DETACHED FAMILY HOME
- PRESENTED IN GOOD ORDER
- REFITTED KITCHEN + UTILITY ROOM
- PRINCIPAL BEDROOM WITH ENSUITE DRESSING ROOM & BATHROOM
- TWO GARAGES + PLENTIFUL PARKING
- OVER 3150 SQ.FT. ON A HALF ACRE PLOT
- ENTRANCE HALL & CLOAKROOM
- 4 RECEPTION ROOMS + CONSERVATORY
- 4 FURTHER BEDROOMS (ONE ENSUITE), FAMILY BATHROOM
- 300' DEEP MATURE REAR GARDEN

Description

Set on rising ground, this substantial detached house, extended and much improved by the present owners is set on just over a half acre plot with a 300' deep rear garden.

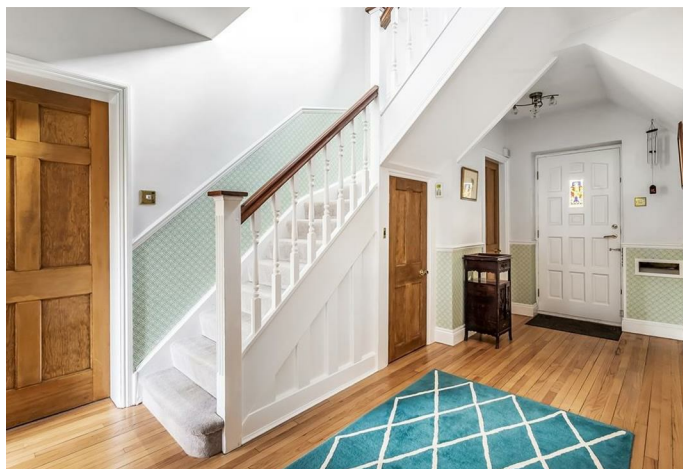
Its position is convenient to Leatherhead town centre, main line station, state and private schools.

Presented in good decorative order, to the front there is ample off road parking together with two interlinked garages.

Internally, on the ground floor, there is an entrance hall with cloakroom off, double aspect living room with fireplace, separate dining room, study and family room which opens into a conservatory overlooking the rear garden. The kitchen was refitted in 2021 and offers a good range of base and eye level units with integrated appliances together with space for a breakfast table. Accessed from the kitchen is the utility room.

On the first floor there is a principal bedroom with ensuite dressing room and bathroom, a guest/second bedroom with ensuite shower room and 3 further bedrooms and family bathroom.

The gardens are a particular delight being mature, attractively landscaped and enjoy a high degree of privacy.



Situation

Fetcham Village has 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 nearby including Downsend, Parkside Prep School at Stoke D'Abernon, Danes Hill Prep at Oxshott, St John's School (11+) in Leatherhead and American Community School in Cobham.

Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part 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.

In the near vicinity there are 1000's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. Nearby golf clubs include The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood and the luxury Beaverbrook Private Members Club with its world class golf course set in 400 acres.

Tenure


Freehold

EPC

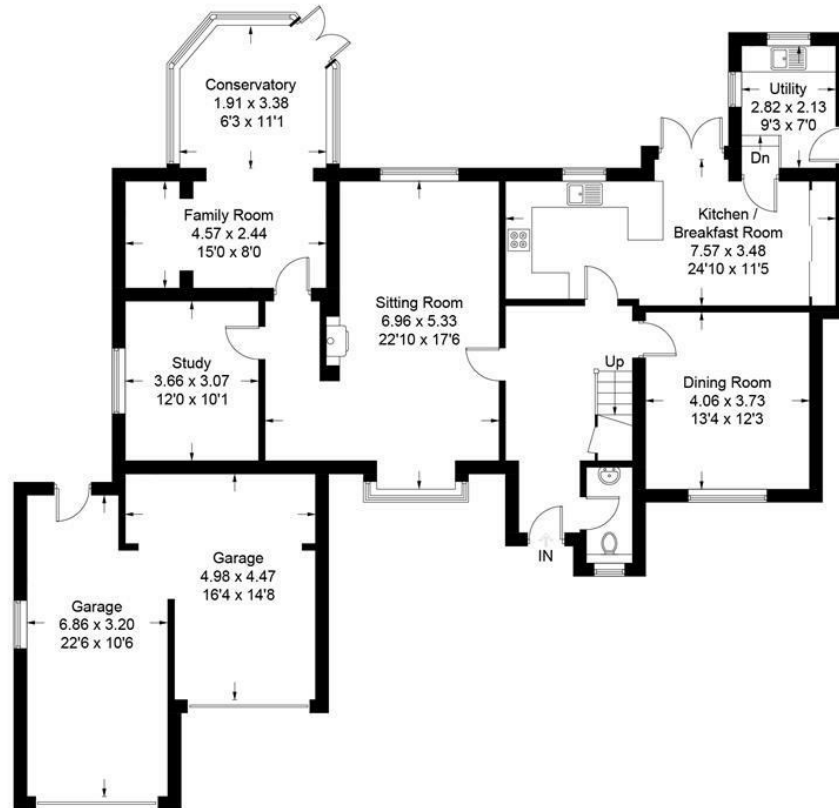
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Council Tax Band

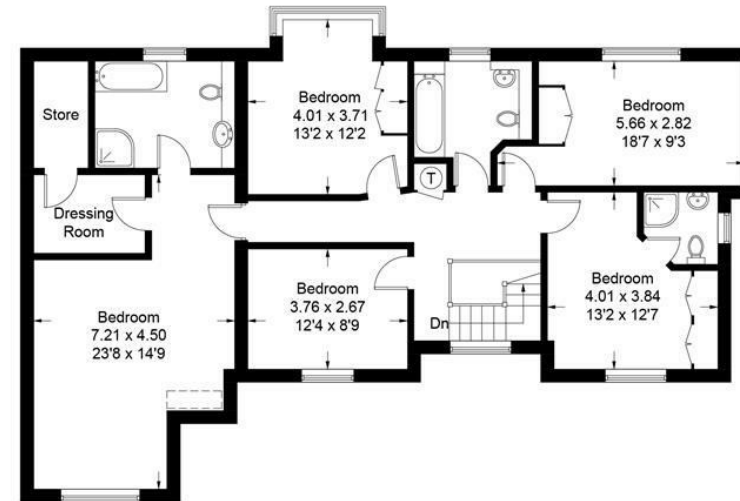
G

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 294.2 sq m / 3167 sq ft
(Including Garage)



Ground Floor



First Floor

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. (ID1041952)

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