



25A The Ridgeway, Fetcham, Surrey, KT22 9BB

Price Guide £999,500



- DETACHED BUNGALOW
- BEAUTIFULLY APPOINTED
- UNDERFLOOR HEATING THROUGHOUT
- LOG BURNER
- HANGSGROHE TAPS & SAMSUNG APPLIANCES
- BRAND NEW - READY NOW
- SUNNY WESTERLY ASPECT REAR GARDEN
- SOLAR PANELS
- WARDROBES TO ALL BEDROOMS
- 10 YEAR WARRANTY

## Description

This BRAND NEW detached bungalow is just one of two bungalows set at the end of a private gated resin finish driveway. READY FOR OCCUPATION now the beautifully appointed high specification includes underfloor heating throughout, CAT5 wiring, solar panels, access to hi-speed Virgin broadband, a Ewe kitchen incorporating Samsung appliances, Porcelanosa tiling, Crossware sanitary ware with Hansgrohe taps, a porcelain patio and landscaped gardens.

The accommodation is bright and airy and includes a large entrance hall with built in coat and storage cupboards, 3 double bedrooms (two which have ensembles) with the 3rd bedroom served by a family bathroom. Set at the rear, a double aspect open plan/Living room/Kitchen/Dining Room opens out onto a large patio with lawn beyond. The Kitchen area is luxuriously appointed with granite working surfaces, extensive base and wall units together with a peninsular breakfast bar. The integrated appliances are all by Samsung.

Outside there is an attached garage with electric up and over door. There is a side access to the landscaped rear garden which is of a good size, enjoys a high degree of privacy and has a sunny westerly rear aspect.



## 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

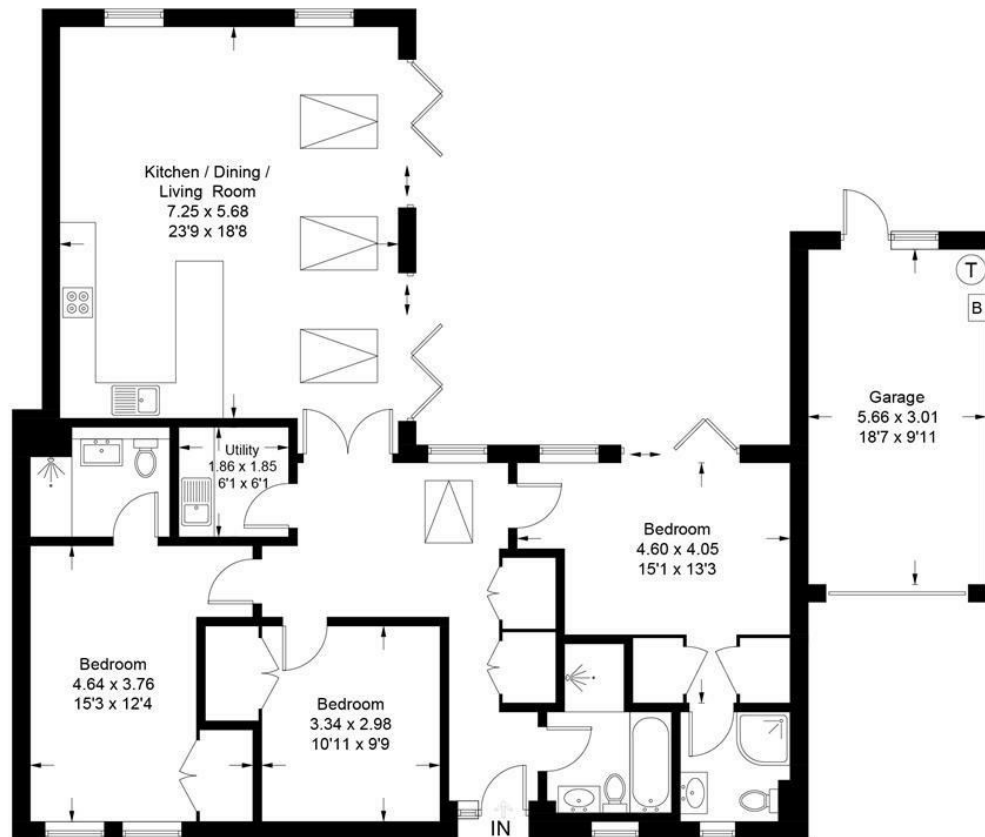
**EPC**

B

**Council Tax Band**

New Build

Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft  
Garage = 17.1 sq m / 184 sq ft  
Total = 137.2 sq m / 1477 sq ft



### Ground 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. (ID995692)  
[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2023

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

