



Derwent House, 18 The Mount, Fetcham, KT22 9EE

Price Guide £2,350,000



- STYLISH 1920's FAMILY HOME
- MATURE 0.58 ACRE PLOT
- THREE RECEPTION ROOMS
- FOUR BATHROOMS
- TWO CLOAKROOMS

- 4368 SQ.FT.INCL GGE
- SPLENDID KITCHEN BREAKFAST ROOM
- FIVE DOUBLE BEDROOMS
- SEPERATE BOOT & UTILITY ROOMS
- DOUBLE GARAGE

## Description

Built in 1925, this beautifully appointed family house is situated in one of Fetcham's most sought after locations. Set on a quiet and mature 0.58 acre North West facing plot, Derwent House has been superbly remodelled and extended by a local Surrey architect of repute and refurbished throughout to create over 4000 sq.ft of modern, stylish family accommodation. External features include part render, stone cladding and tile elevations with rolled steel double glazed windows, whilst internal features include underfloor heating in kitchen, CAT 5 cabling to principle rooms and air conditioning to west facing bedrooms.

The ground floor accommodation comprises a lovely reception hall with views through to the garden & stylish cloakroom. There are three reception rooms including a double aspect Sitting Room with Kalfire wood burner and family/play room with bay window. The hub of the house is a splendid kitchen/dining/living room featuring a bespoke Thomas Ash kitchen with large central island, large picture windows, sliding doors to terrace, boot room and separate utility room. The third reception room/study is neatly positioned just off the kitchen and enjoys lovely views over the garden and trap door with steps down to the wine cellar.

Upstairs, the 25'3 x 16'6 principle bedroom suite includes a walk in wardrobe, dressing area and large en suite shower room. There are four further double bedrooms (two with modern en suites) and family bathroom.

Outside, a gravel carriage driveway with adjoining lawn provides plenty of off street parking and leads to a double garage with EV car charging and rear personal door to the boot room. Gated side access leads to a wonderful 165' x 100' landscaped rear garden featuring an extensive stone terrace with modern pond and water feature, steps to well maintained lawn, shaped flower beds and garden shed bordered with mature trees and hedging providing 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.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	G

Approximate Gross Internal Area = 383.7 sq m / 4130 sq ft  
 (Excluding Eaves)  
 Cellar = 10.2 sq m / 110 sq ft  
 Shed = 11.9 sq m / 128 sq ft  
 Total = 405.8 sq m / 4368 sq ft



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. (ID1086588)

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