



3 The Ridgeway, Fetcham, Leatherhead, Surrey, KT22 9BA

Price Guide £1,100,000



- EXTENDED FAMILY HOUSE
- SITTING ROOM
- FOUR BEDROOMS
- GOOD SIZED FRONTAGE
- REAR GARDEN

- LARGE KITCHEN BREAKFAST ROOM
- FAMILY ROOM
- TWO BATHROOMS
- CLOSE TO SCHOOLS
- JUST OVER 2000 SQ.FT.INCL STORE

Description

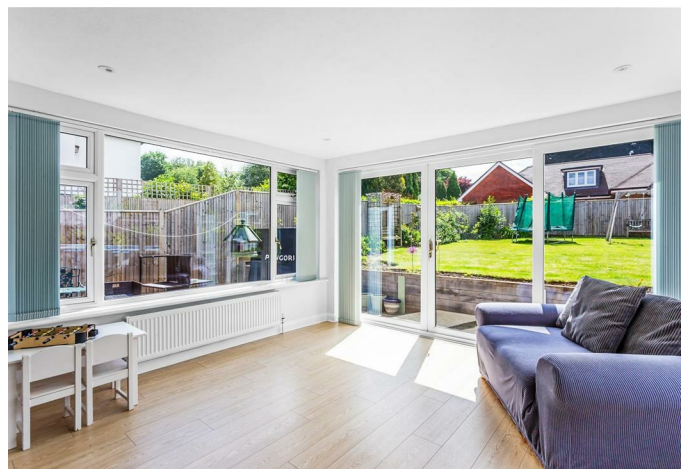
This beautifully presented detached family house offers just under 2000 sq.ft. of bright and spacious accommodation whilst set on a South West facing plot close on a sought after residential road.

The accommodation comprises a good sized reception hall with cloakroom, double aspect Family Room with sliding doors to terrace and 23'7 x 13'2 Sitting Room with lovely views over the rear garden. The hub of the house is a splendid kitchen breakfast room featuring large central island with AEG hob, integrated appliances, Quartz work surfaces, space for large breakfast table and sliding doors to the garden.

Stairs lead to a large galleried landing with study area and access to a the loft space. All four double bedrooms have views over the rear garden and share two modern bathrooms with white suites.

Outside, the driveway with adjoining lawn provides parking for three / four cars. Gated side access leads to a lovely rear garden with incorporating a terrace with sleeper retaining wall and steps to the lawn bordered with flower beds, screen fencing and useful store.

Tenure	Freehold
EPC	C
Council Tax Band	G



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.

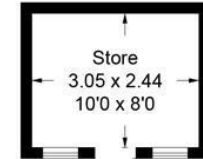
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Denbies Wine Estate and Polesden Lacy provide or great family outdoor entertainment.

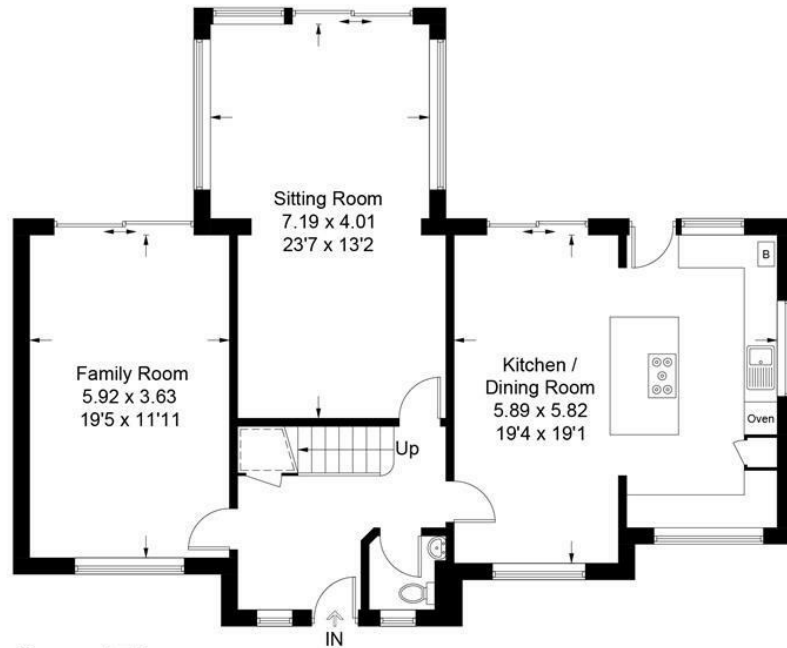
Approximate Gross Internal Area = 182.4 sq m / 1963 sq ft
 (Including Void)
 Store = 7.5 sq m / 81 sq ft
 Total = 189.9 sq m / 2044 sq ft



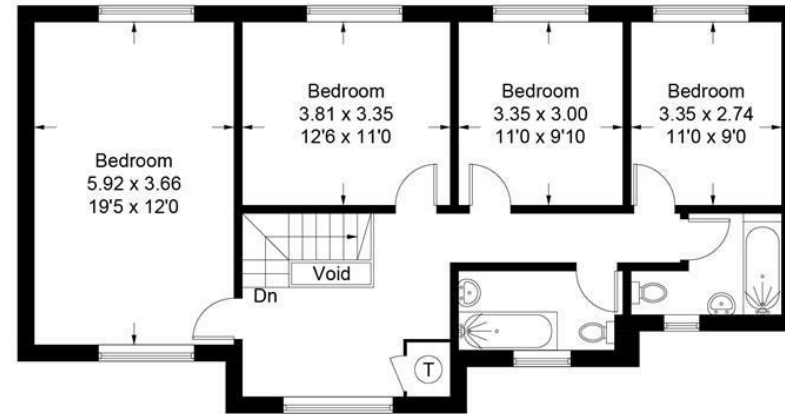
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



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. (ID1092495)
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