



24 The Mount, Fetcham, Leatherhead, KT22 9EE

Price Guide £1,395,000



- 1930's DETACHED FAMILY HOUSE
- MATURE 0.72 ACRE PLOT
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM + UTILITY
- SCOPE FOR EXTENSION (STPP)
- 2800 SQ.FT.INCL. GARAGING
- FOUR BEDROOMS
- TWO BATHROOMS
- DOUBLE AND SINGLE GARAGE
- NO CHAIN

Description

This attractive 1930's detached house enjoys a traditional tile hung and brick elevations whilst set on a quiet 0.72 acre North West facing plot on one of Fetcham's premier locations.

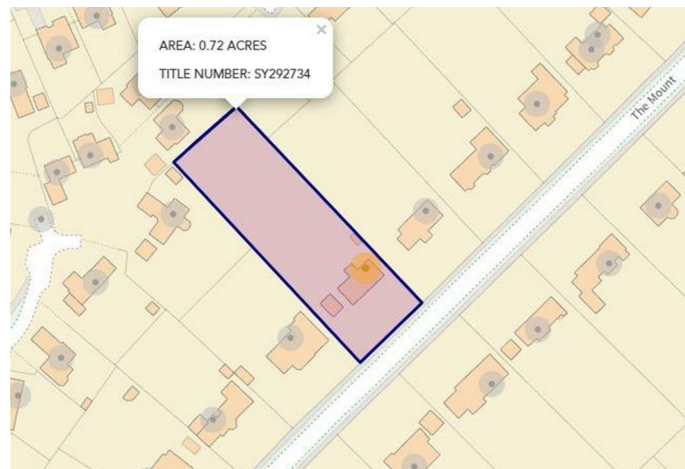
Offering huge potential to extend (STPP), the ground floor accommodation comprises a large open plan paneled Reception/Dining Hall with Claygate fireplace, 25' x 12'6" triple aspect Sitting Room with fireplace and sliding doors to the rear terrace and garden. A good sized kitchen breakfast room leads through to a separate utility room with return door to a large study/family room which also leads back to the dining room.

Upstairs, the 16'4" x 12'6" principle bedroom has range of fitted wardrobes and door to a small en suite shower room, there are three further good sized bedrooms and large family bathroom.

Outside, a sweeping driveway with adjoining lawn provides ample off street parking and leads to a detached double garage. (There is also a detached single garage with restricted access from right boundary)

An impressive rear garden measures 235' x 100' and enjoys a North West aspect. The garden is bordered with huge variety of trees and mature hedging which provide a high degree of privacy. There is a brick terrace with curved steps to the lawn with adjacent swimming pool which requires reinstating.

A viewing is highly recommended for this delightful family home.



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 Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

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 100'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	E
Council Tax Band	G

Approximate Gross Internal Area = 216.7 sq m / 2332 sq ft
 Garages = 43.5 sq m / 468 sq ft
 Total = 260.2 sq m / 2800 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. (ID1090456)

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