



52 Lower Road, Fetcham, Leatherhead, Surrey, KT22 9ER

Price Guide £1,495,000



- DETACHED FAMILY HOUSE
- THREE RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- THREE BATHROOMS
- CLOSE TO SCHOOLS

- 2875 SQ.FT.INCL.GGE
- KITCHEN/BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS
- DRIVEWAY & LARGE GARAGE
- RECEPTION HALL & CLOAKROOM

Description

This beautifully appointed detached family house is set on a mature North Westerly plot whilst within walking distance of Fetcham village and local schools.

On the ground floor, the reception hall with cloakroom gives way to three reception rooms including a double aspect 21' x 13'5" Sitting room with modern fireplace, Dining room with wide square bay window and good sized office/family room. A superb part vaulted kitchen breakfast room is the hub of the house and features impressive curved breakfast bar with granite work surfaces, integrated appliances, neat breakfast seating area and large family area overlooking the rear garden. There is a separate utility room with integral door to the garage.

Upstairs, the principle bedroom features a fitted dressing area and large stylish en suite with separate bath and shower. There are three further double bedrooms each with fitted wardrobes (two with shower en suites) and family bathroom.

Outside, the property is set back from the road providing a good sized driveway with brick edging and adjoining lawn. The rear garden features a raised terrace, shaped lawns and bordered with mature trees and hedging.



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.

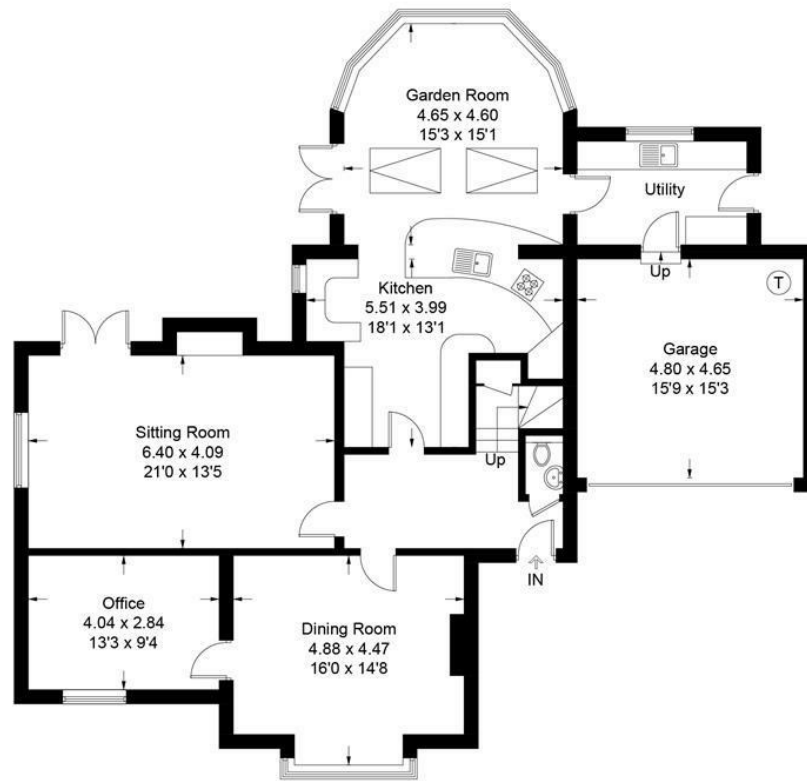
The village shops offer a good variety of outlets including a Sainsburys Local and Boots, Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of 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 provides easy access to Gatwick and Heathrow.

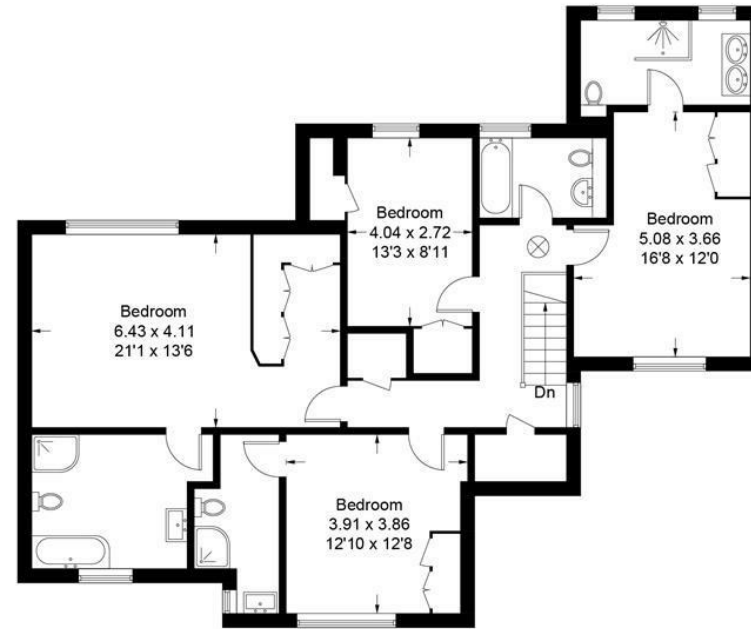
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

Tenure	Freehold
EPC	D
Council Tax Band	G

Approximate Gross Internal Area = 267.1sq m / 2875 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. (ID1094720)

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