



Tasli Guildford Road, Fetcham, Surrey, KT22 9DP

Price Guide £2,295,000





- BEAUTIFULLY PRESENTED FAMILY HOME
- SUPERB ENTRANCE HALL & GALLERIED LANDING
- SEPARATE SITTING ROOM & STUDY
- 5 FURTHER BEDROOMS & 5 DEDICATED BATHROOMS
- UNDER FLOOR MULTI-ZONE HEATING TO GROUND FLOOR
- OVER 4,500 SQ.FT (INCL. GARAGE)
- STUNNING 53' LONG KITCHEN/DINING/FAMILY ROOM
- LUXURIOUS PRINCIPAL BEDROOM SUITE
- CAT 6 CABLING
- JUST UNDER HALF ACRE PLOT



## Description

Tastefully presented in 'show home order' throughout, this substantial family home of 4,586 sq.ft. is set on a mature half acre plot in a highly convenient location, being just a short walk from Leatherhead town centre amenities and main line railway station.

Extended and remodelled by the current owners, it's extensive detailing includes Cat 6 Cabling, an EV car charger, multi-zone underfloor heating to the whole of the ground floor, electric to windows for power assisted blinds, water softener and plentiful storage.

The ground floor reception hall features a central staircase leading to a spacious galleried landing off which all the principal rooms can be accessed.

The hub of the home is the superb kitchen/dining/family family which stretches across the width of the property featuring bifold-doors opening our onto a large terrace which incorporates a hot tub with mature landscaped gardens beyond. Inside, the kitchen area features extensive base units and matching eye level cabinets with Minerva working surfaces, matching island unit incorporating breakfast bar, integrated appliances including 2 Fisher & Paykel ovens and a boiler water hot tap.

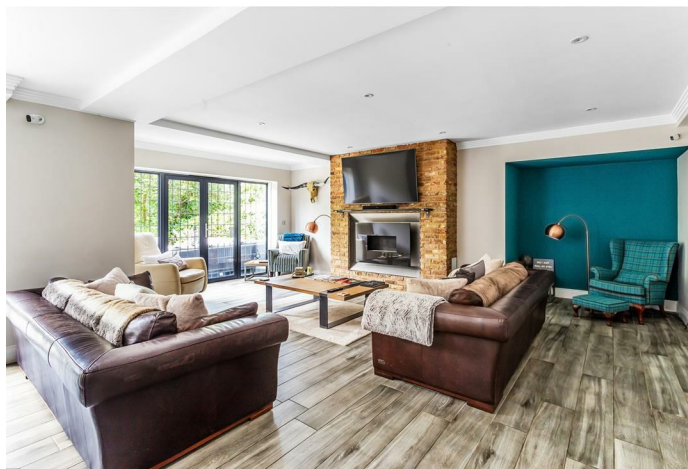
Upstairs there are 6 bedrooms and 6 bathrooms, all of which feature electric underfloor heating and heated towel rails. The principal bedroom suite enjoys an outlook from it's Juliette balcony over the rear garden and features a large walk-in dressing room and bathroom.

Outside, there is plentiful parking, an integral double garage (with access door through into hall) and a mature rear garden which is approximately 200' deep with north-westerly aspect.

N.B 1 - There is a tethered EV Car charging point next to garage

N.B 2 - There is Virgin Fibre to the property (FTTP)\_providing excellent internet connection

N.B 3 - The property is not on mains drainage. There is a septic tank in good working order (front of house for easy access) which is serviced/emptied once a year.



## Situation

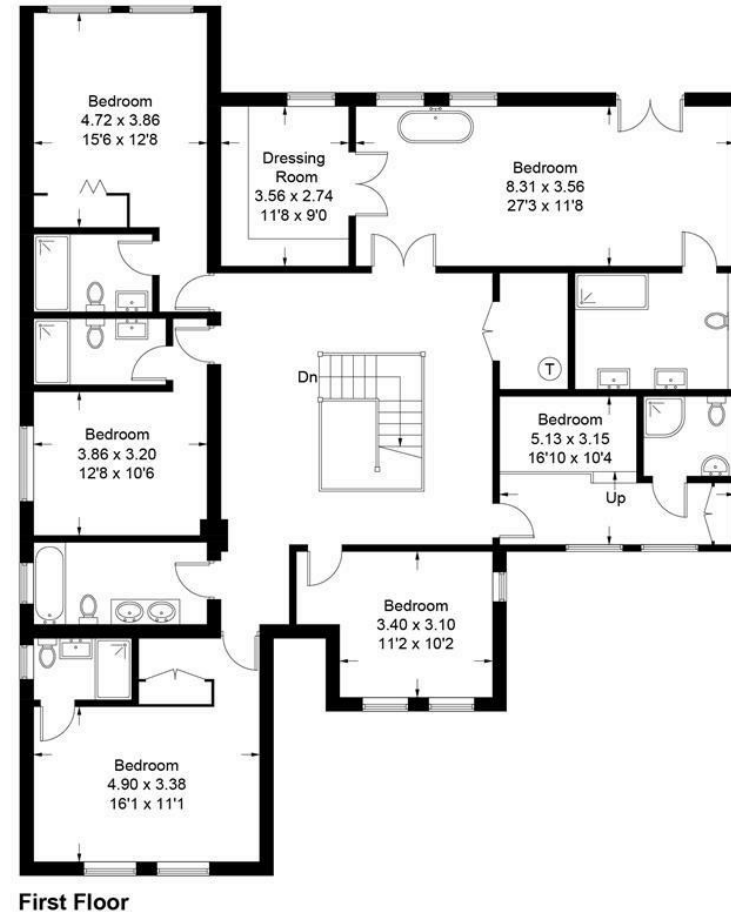
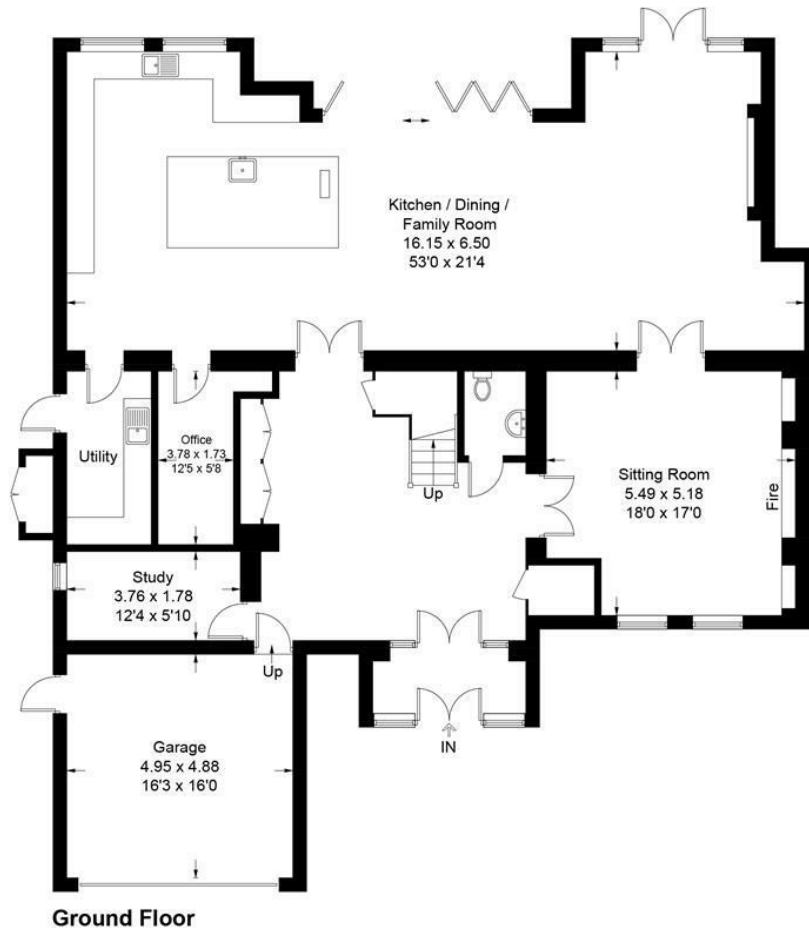
Fetcham Village has an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools nearby including Downsend, Parkside Prep School at Stoke D'Abernon, St John's School (11+) in Leatherhead and ACS 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 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. Polesden Lacy, Denbies Wine Estate, Bocketts Farm provide excellent family outdoor entertainment. Nearby golf clubs include The RAC Country Club in 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>	H

Approximate Gross Internal Area = 426.1 sq m / 4586 sq ft  
(Including Garage / External Cupboard)



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. (ID1099878)  
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