



Mallington, 29 The Mount, Fetcham, Surrey KT22 9EB

£1,950,000 Freehold

- Detached house - 3,577 sq.ft plus garaging
- Lovely one acre plot
- 'In and out' driveway
- Spacious reception hall
- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Sitting Room

- Panelled Dining Room
- Family Room
- 6 bedrooms & 2 bathrooms
- Integral garage & detached garage
- Short walk to Leatherhead railway station
- Close to schools
- Scope to extend/remodel
- All mains services



1-3 Church Street, Leatherhead,
Surrey KT22 8DN

01372 360078

leatherhead@patrickgardner.com

www.patrickgardner.com

Mallington

This substantial detached family home, in the same ownership since 1977, enjoys an attractive one acre plot which is beautifully maintained by the present owners.

Approached by an 'in and out' driveway, the handsome external elevations conceal substantial accommodation which extends to almost 3,600 sq.ft. plus garages.

Internally, there is a spacious reception hall from where doors lead to principal reception rooms, the cloakroom and w.c.

The well proportioned sitting room enjoys a triple aspect, has an open fireplace and a door out into a covered loggia leads onto a Yorkstone terrace. The dining room is 3/4 height wood panelled and has an attractive angular bay window. The Smallbone fitted kitchen/breakfast room overlooks the rear garden and offers an array of fitted units, matching eye level cupboards with working surfaces and a matching island unit, extensive integrated appliances including a gas Aga stove. A door leads from the kitchen into the family room which features bespoke fitted bookshelves and cupboards. A side lobby, off the kitchen, provides access to a utility room and the gardens.

From the reception hall, an easy rising balustraded staircase rises to a first floor galleried landing off which are 6 bedrooms and two bathrooms, an additional w.c. and large store room which presently houses a sauna.

The whole plot extends to one acre with a south easterly aspect.

Immediately adjoining the property is a large Yorkstone terrace which extends around to one side where there is a BBQ and seating area - great for 'al fresco' entertaining.

The gardens are a particular feature being attractive, well maintained and are extensively stocked with herbaceous flower and shrub borders, kitchen garden

and no longer in use (but could be reinstated) grass tennis court.

In our opinion, Mallington offers a new owner a genuine opportunity to extend/remodel on arguably the strongest and largest original sized plot.

COUNCIL TAX BAND G

EPC RATING E





Situation

The Mount is one of the areas most sought after roads characterised by substantial houses on good sized plots.

There are a wide selection of schools; both state and private. 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 the 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.

Directions

From our Leatherhead office, enter the one way system and follow sign posts to the Leisure Centre. Pass by the Leisure Centre and on approaching the mini roundabout, turn right into the Cobham Road and then first left into The Mount. Mallington can be found on the left hand side, a little way further up from the turning on the left into Arbour Close.

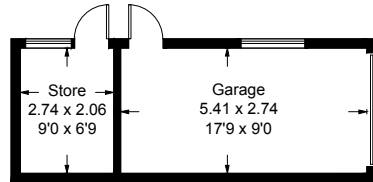
Viewing strictly by appointment only



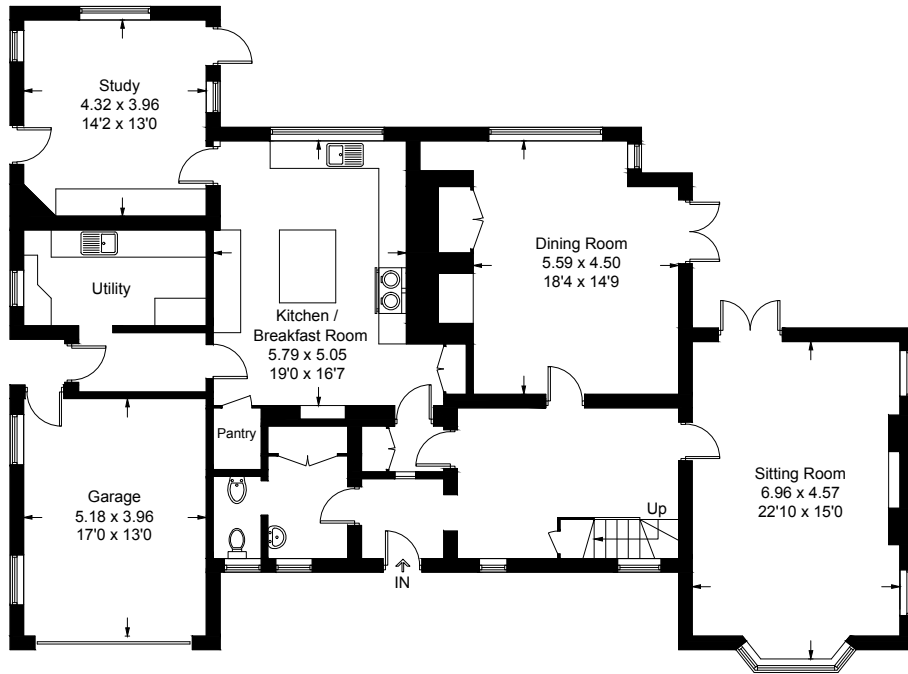




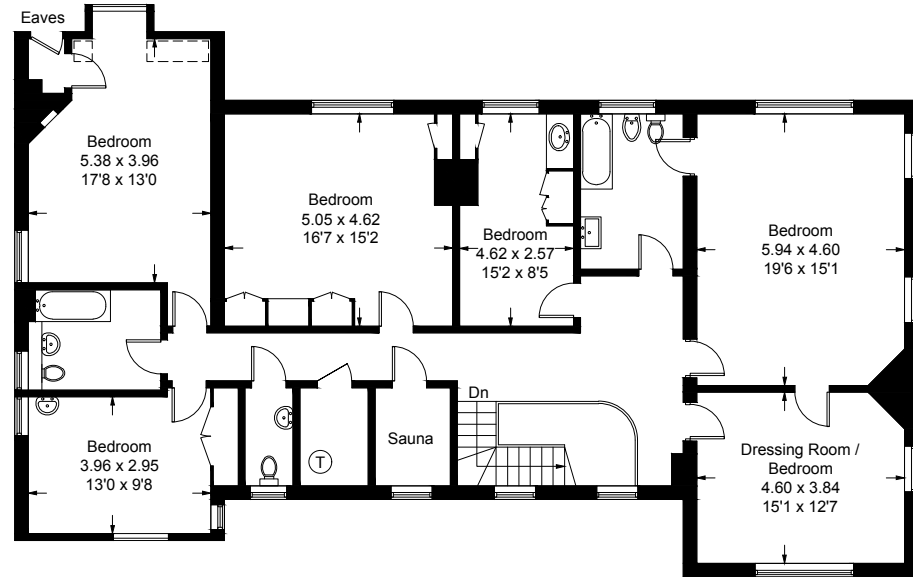
Approximate Gross Internal Area = 332.3 sq m / 3577 sq ft
Garages / Store = 41.8 sq m / 450 sq ft
Total = 374.1 sq m / 4027 sq ft



(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. (ID1094186)