



Ouaine 4 The Drive, Fetcham, Surrey, KT22 9EN

Price Guide £1,100,000



- EXTENDED 1930's FAMILY HOME
- 1949 SQ.FT INCL GARAGE
- SOUGHT AFTER PRIVATE ROAD
- 2ND RECEPTION SPACE - SITTING ROOM
- 115' DEEP REAR GARDEN
- FIVE BEDROOMS & 2 BATHROOMS
- 0.23 ACRE SOUTH WEST FACING PLOT
- SUPERB KITCHEN/FAMILY/DINING ROOM
- W.C. & SEPARATE UTILITY ROOM
- WALKING DISTANCE TO LEATHERHEAD STATION

Description

This beautifully appointed five bedroom family home is set on a 0.23 acre South West facing plot being set in a sought after private road within walking distance of Fetcham schools and Leatherhead's mainline railway station.

Extended and remodelled, the stylish accommodation includes reception hall with cloakroom off. Overlooking the front is a sitting room with bay window whilst at the rear is a second reception space that combines with a superb open plan kitchen/dining room with part having an impressive vaulted ceiling. The kitchen area features a large central island with breakfast bar, herringbone patterned floor, painted base and eye-level cabinets with quartz working surfaces. Bi-fold doors give access onto the lovely rear garden.

Upstairs, there are four double bedrooms and a single bedroom (currently used as a study) and large fully tiled family shower room. The principal bedroom has an unfinished ensuite which is plastered and plumbed and ready for a new owner to finish off.

Outside, to the front is a driveway with ample visitor parking, lawn, access to garaging and side gate around to the rear garden. The rear garden is about 115' deep with a sunny south westerly aspect.

The Drive is a private road; maintenance is organised by the residents on an informal basis with a voluntary contribution of £200 p.a.

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 partly 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.

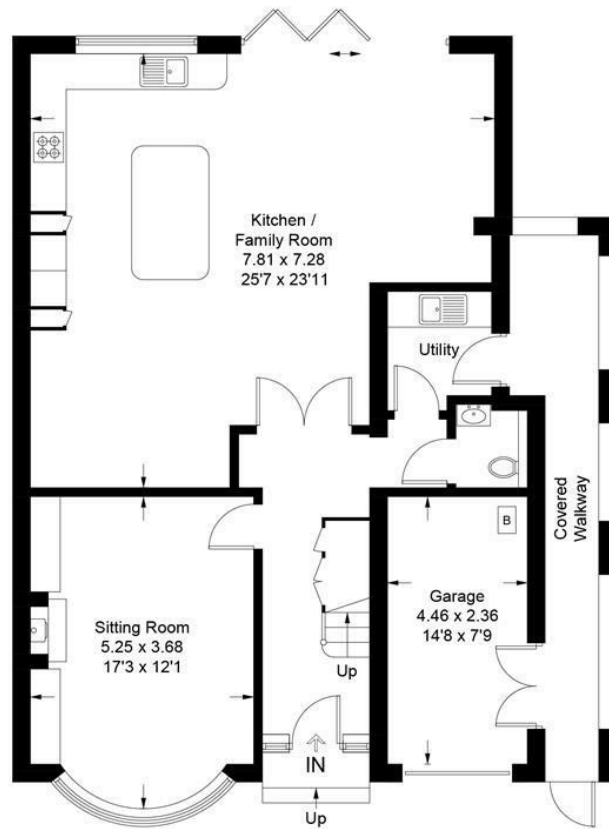
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

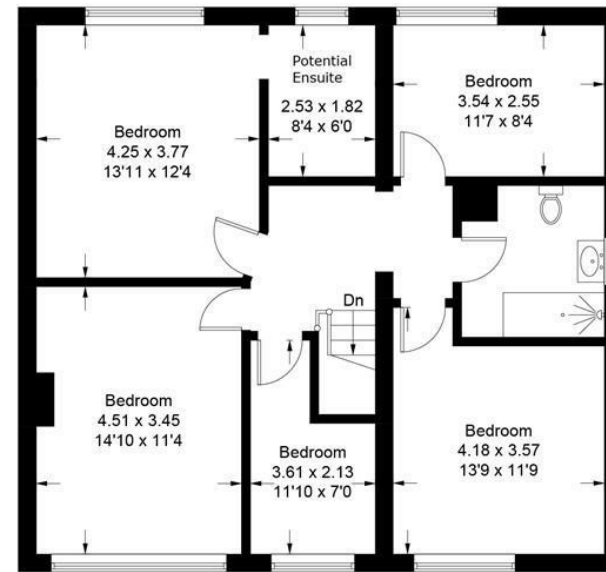
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 170.3 sq m / 1833 sq ft
Garage = 10.8 sq m / 116 sq ft
Total = 181.1 sq m / 1949 sq ft



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. (ID1135723)

www.bagshawandhardy.com © 2024

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

