



**patrick
gardner**
RESIDENTIAL

94B Lower Road, Fetcham, Surrey, KT22 9NG

Price Guide £1,475,000



- GATED DRIVEWAY
- 3174 SQ.FT. INCLUDING GARAGE
- 3 RECEPTION ROOMS
- CONSERVATORY & UTILITY ROOM
- SCOPE FOR LOFT CONVERSION
- 5 BEDROOM DETACHED HOUSE
- UNDERFLOOR HEATING THROUGHOUT
- VIRTUALLY BRAND NEW KITCHEN
- 3 ENSUITES PLUS FAMILY BATHROOM
- DOUBLE GARAGE & GOOD SIZED GARDENS

Description

This impressive double fronted detached family house is traditionally built with concrete ground and first floors whilst enjoying a 200' driveway from the Lower Road to an attractive gated frontage.

Offering just under 3200 sq.ft.incl.gge, the beautifully appointed accommodation with underfloor heating throughout comprises a spacious reception hall with cloakroom, three reception rooms including double aspect sitting room, dining/family room and good sized study. The kitchen breakfast room has been recently refurbished includes a central island with breakfast bar, good quality integrated appliances, separate utility room and conservatory.

Upstairs, a large galleried landing offers a the opportunity and space and to convert the impressive loft space to further accommodation. The principal bedroom suite has a separate a dressing room and en suite with bath and large walk-in shower. There are three further double bedroom with fitted wardrobes (two with en suite shower rooms), fifth bedroom (currently used as a second study) and family bathroom.

A 200' driveway leads to a gated entrance with ample off street parking with brick edging, shaped lawns and double garage. Gated side access with space for garden shed, leads to the rear garden with wide paved terrace and good sized lawn bordered with flower beds, mature trees and fencing.

Tenure	Freehold
EPC	C
Council Tax Band	G

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 Sainsbury's Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose 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 Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow 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. Bocketts Farm, Denbies Wine Estate and Polesden Lacy provide or great family outdoor entertainment.



Approximate Gross Internal Area = 294.9 sq m / 3174 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. (ID1136459)

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

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