



16 School Lane, Fetcham, Leatherhead, KT22 9JU

Price Guide £1,395,000





- DETACHED FAMILY HOUSE
- FOUR DOUBLE BEDROOMS
- GALLERIED RECEPTION HALL & CLOAKROOM
- THREE RECEPTION ROOMS
- LARGE UTILITY ROOM
- 3159 SQ.FT.INCL. SHED & WORKSHOP
- THREE BATHROOMS
- SUPERB 23'3 X 22'10 KITCHEN/DINING ROOM
- 90' x 55' LANDSCAPED REAR GARDEN
- CLOSE TO SCHOOLS & VILLAGE



## Description

This stylish detached house is situated in sought after tree lined residential road whilst offering just under 3000 sq.ft. of beautifully appointed accommodation throughout and landscaped gardens.

Internal features include underfloor heating to the ground floor, superb galleried landing with oak staircase & glass balustrade and Virgin Media providing 250Mbps of download speed. (Gigabit speeds are available)

The accommodation includes an impressive reception hall with cloakroom, large study, family room (could be bedroom 5) and superb kitchen/dining room featuring large central island, painted oak cabinets, Quartz worksurfaces, high quality appliances, bi-folding doors to rear terrace and large utility room. Double doors lead to lovely adjoining 22'10 x 112'1 sitting room with bi-folding doors to the terrace.

Upstairs, there are four large double bedrooms and three luxury bathrooms. The principal bedroom has fitted wardrobes, large ensuite with twin basins and double doors to a Juliette balcony, the guest bedrooms also has an en suite shower room, the third bedroom and fourth bedrooms share a modern family bathroom with separate shower and bath. There is a feature reading area (accessed from the front bedroom) overlooking the hall and front gardens.

Outside, a hard gravel driveway with brick edging provides ample off street parking. Gated side access leads to a lovely rear garden, created and beautifully maintained by the current owners. There is a wide sandstone terrace with path leads to a potting shed and a larger workshop/garden store (both with power and light). The lovely gardens incorporate many specimen plants and trees, mature hedging, shaped lawns, covered patio ideal for outside dining and an enclosed fruit and vegetable garden with productive raised beds and planted with established apple tress and soft fruit bushes.



## 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 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.

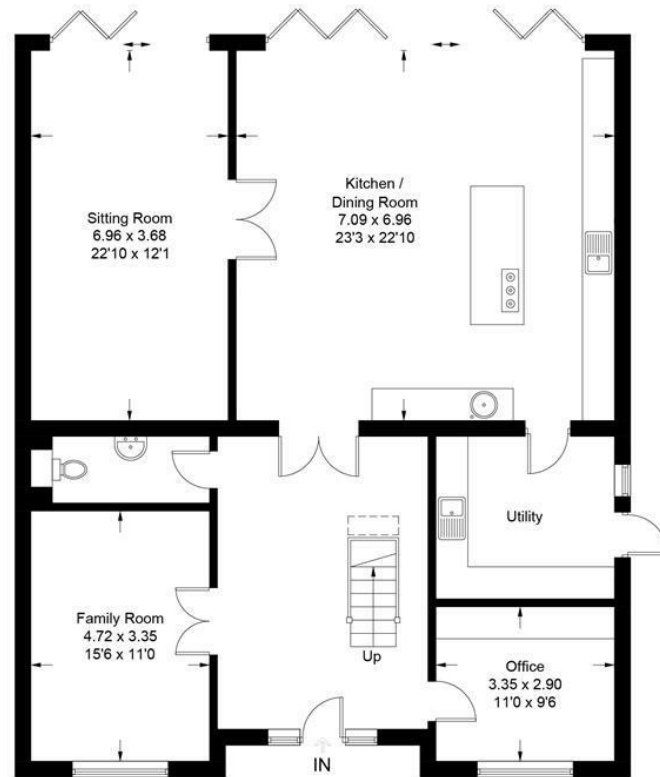
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.

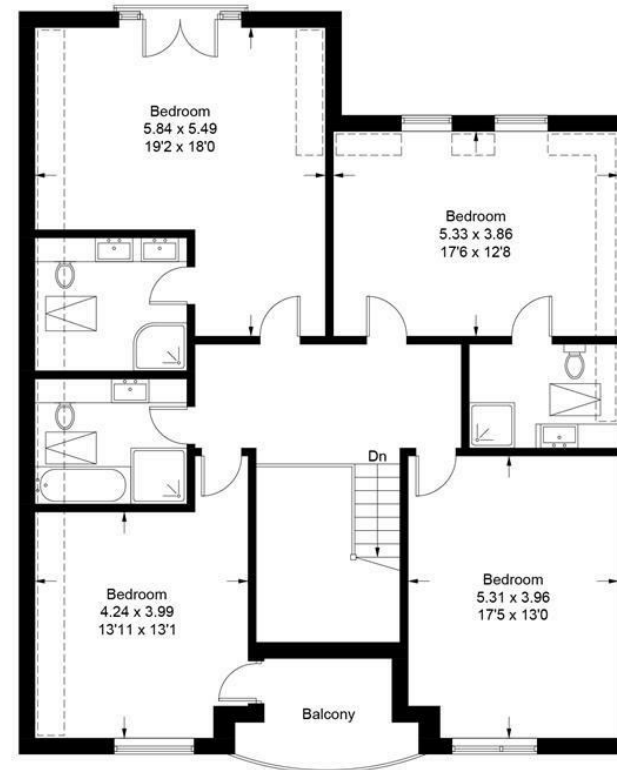
Tenure	Freehold
EPC	B
Council Tax Band	E

 = Reduced headroom below 1.5m / 5'0

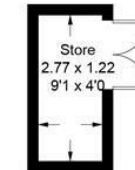
Approximate Gross Internal Area = 275.0 sq m / 2960 sq ft  
Outbuildings = 18.5 sq m / 199 sq ft  
Total = 293.5 sq m / 3159 sq ft



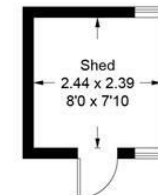
**Ground Floor**



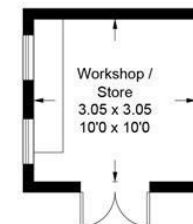
**First Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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. (ID1166153)

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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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