



1 Cannon Mews, Fetcham, KT22 9FE

Price Guide £575,000



- MODERN FAMILY HOME
- SITTING/DINING ROOM
- HALL & CLOAKROOM
- LANDSCAPED GARDEN
- PARKING FOR TWO CARS
- THREE BEDROOMS
- SUPERB KITCHEN
- TWO BATHROOMS
- CLOSE TO LOCAL SCHOOLS
- BI-FOLDING DOORS TO GARDEN

Description

This beautifully appointed family home offers over 1000 sq.ft of stylish accommodation whilst enjoying a 50' landscaped rear garden.

Modern and tastefully decorated, the ground floor comprises a reception hall with cloakroom, superb fitted kitchen with Quartz work surfaces & integrated appliances which opens to lovely 18' x 15' sitting/dining room with bi-folding doors to the garden.

Upstairs, the principal bedroom has an ensuite shower room, there are two further bedrooms which share a family bathroom.

Outside, there is a driveway parking for two cars plus further visitor parking. The rear garden is landscaped to include two shaped terraces, lawn, flower beds and garden shed.

N.B. Residents Service Charge £40 pcm - (The owners are directors)
Maintenance of front gardens and a shared septic tank which is pumped direct to the main sewer.

Tenure	Freehold
EPC	B
Council Tax	E



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, Denbies Wine Estate and Polesden Lacy provide or great family outdoor entertainment.

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft



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. (ID1182681)
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