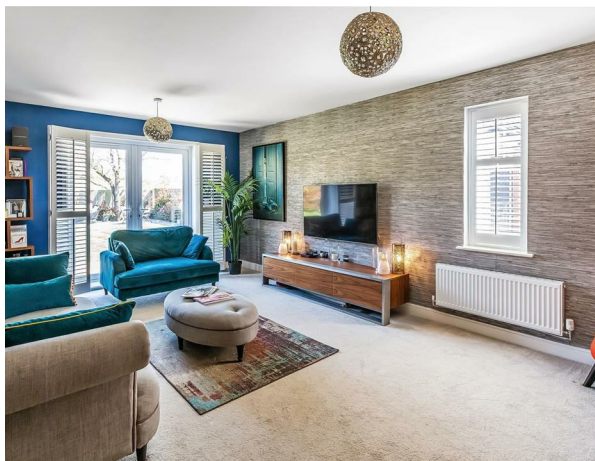




19 River Walk, Fetcham, Leatherhead, KT22 9FF

Price Guide £1,089,500





- SPLENDID 2151 sqft DETACHED FAMILY HOUSE
- DOUBLE GARAGE
- NO CHAIN
- TWO RECEPTION ROOMS
- EPC B
- FIVE BEDROOMS & THREE BATHROOMS
- CUL-DE-SAC WITH LOVELY RURAL VIEWS
- 26' KITCHEN/BREAKFAST/FAMILY ROOM
- SEPARATE UTILITY ROOM
- DRIVEWAY PARKING



## Description

This beautifully appointed family home offers 2,251 sq.ft. (incl.double garage) of stylish accommodation whilst enjoying stunning views situated in an immaculate semirural cul-de-sac.

The property is situated just 10 minutes walk from the village, a block paved driveway provides ample off street parking and access to a detached double garage. Beautifully presented throughout, a welcoming galleried hall leads to the hub of the home, a spacious 26'1" x 15'11" kitchen/breakfast/dining room with breakfast bar and French doors that open out onto the rear terrace. The kitchen features composite work surfaces, double electric oven and integrated appliances complemented by a separate utility room. There are two further reception rooms to include an elegant double aspect sitting room with French doors to the terrace and study with lovely views to the front. The hall stairs arrive at a large first floor landing leading to the master bedroom and four further bedrooms. The master and guest bedrooms both enjoy en suites with 'walk in' showers, whilst the remaining bedrooms share a large family bathroom.

The gardens provide the property with a high degree of privacy whilst offering open rural views as far as the eye can see. A particular feature of the property is the large rear terrace which leads to a well maintained lawn bordered with fencing and mature laurel hedging. In all, a lovely family home and conveniently for a purchaser there is no onward chain.

## 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.

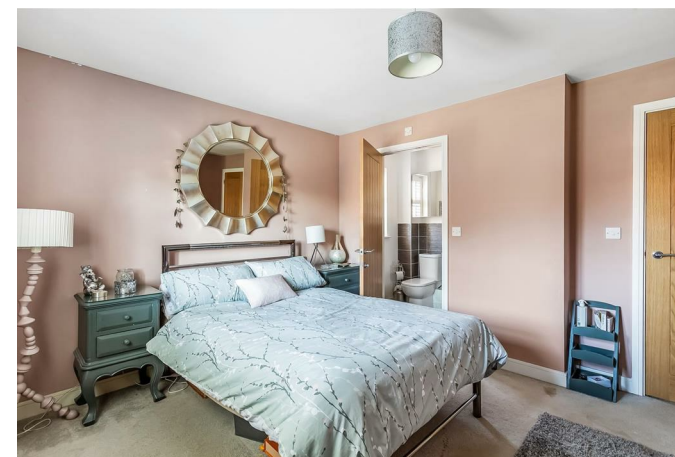
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

**Tenure** Freehold

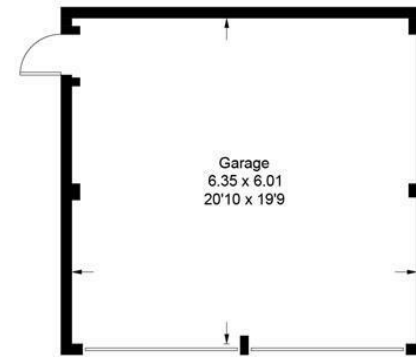
**EPC** B

**Council Tax Band**G

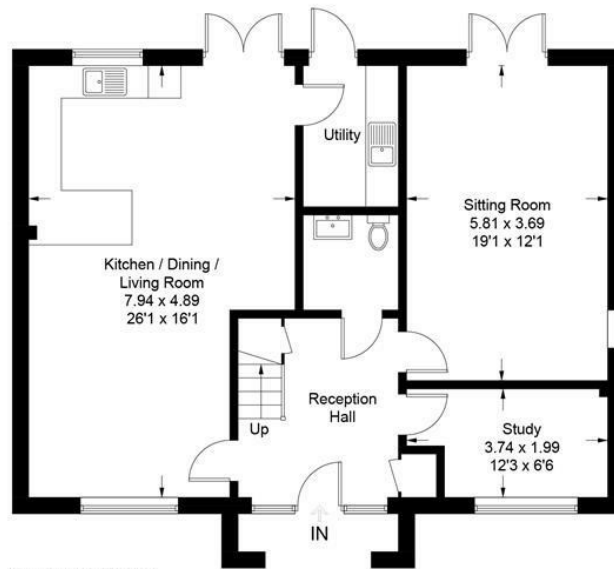
**Service Charge** £1300 per year (maintenance of communal grounds)



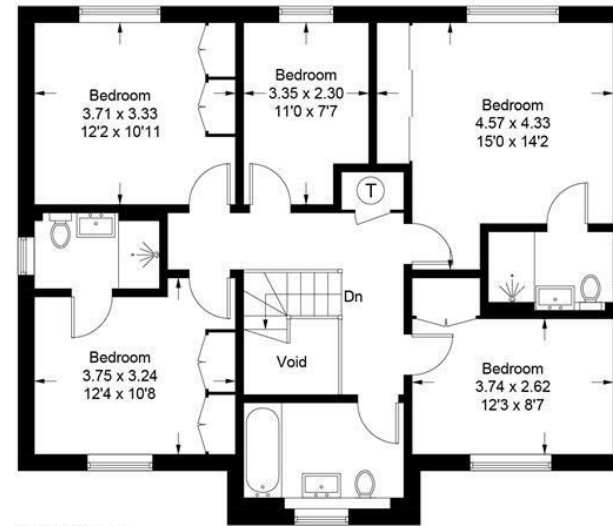
Approximate Gross Internal Area = 171.1 sq m / 1841 sq ft  
 Garage = 38.1 sq m / 410 sq ft  
 Total = 209.2 sq m / 2251 sq ft  
 (Excluding Void)



(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. (ID1190190)

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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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