Beech View, 80 Lower Road, Fetcham, Surrey, KT22 9NG

Price Guide £1,250,000

- 4 BEDROOM DETACHED HOME
- CUSTOM BUILT KITCHEN
- OPEN PLAN LIVING SPACE
- UNDERFLOOR HEATING
- EV CHARGING POINT
- EXCEPTIONAL INTERIOR FINISHES
- BI-FOLD DOORS
- HIGH SPECIFICATIION
- EXCELLENT LOCATION
- 10 YEAR BUILT WARRANTY

Description

STUNNING 4 BEDROOM FAMILY HOME WITH EQUISITE HIGH-END FEATURES!

Beech View is a 4 bedroom detached home on this exclusive new development. With exceptional attention to detail, locally renowned Arthur James Developments have created a beautiful home with welcoming curb appeal and spacious living.

Perfectly suited for family life, the property offers flexible accommodation. The hub of the home features an open plan kitchen/dining/family room with elegant kitchen cabinets, stunning stone worktops and high end integrated appliances with a large island unit being the focal point. The spacious living area allows the outside to be enjoyed within via the bifold doors that open onto the terrace and beautifully landscaped garden. Ideal for family living, the ground floor also conveniently has a cloakroom, study, utility room and separate formal living room.

Upstairs comprises four generously sized bedrooms. There is a well designed principal bedroom suite which includes dressing area with floor to ceiling fitted wardrobes. The spacious en-suite shower room is complete with dual sinks and a large walk-in shower. Bedroom two benefits from fitted wardrobes, as well as a shower room en-suite. Finally, bedrooms three and four share the family bathroom which features a stylish free standing bath, as well as separate shower.

Ideal for outside entertaining, the property has a superbly laid rear terrace and garden. A garage, driveway and EV charging point are to the front of the property.

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.

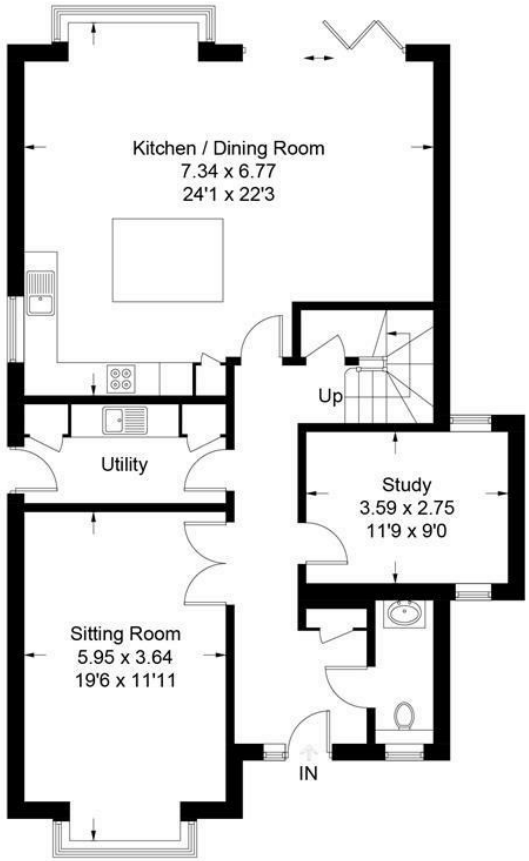
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public 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 Ashtead side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

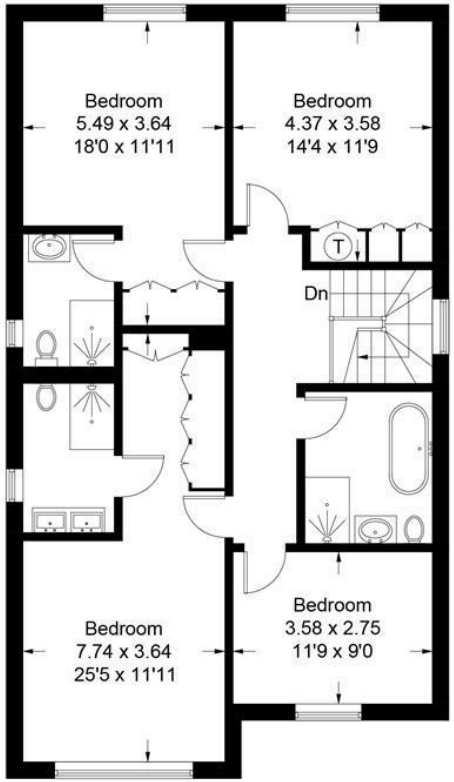
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

Tenure	Freehold
EPC	B
Council Tax Band	G

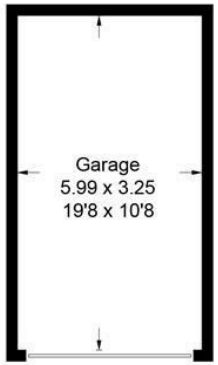
Approximate Gross Internal Area = 197.9 sq m / 2130 sq ft
Garage = 19.5 sq m / 210 sq ft
Total = 217.4 sq m / 2340 sq ft



Ground Floor



First Floor



(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. (ID1053407)

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