



Four Cedars, 4 The Berkeleys, Fetcham, Surrey, KT22 9DW

Asking Price £1,295,000



- DETACHED 5 BEDROOM HOME
- KITCHEN/BREAKFAST ROOM + UTILITY ROOM
- 5 BEDROOMS (2 BATHROOMS)
- GAS FIRED HEATING VIA RADIATORS
- SOUGHT AFTER CUL DE SAC JUST OFF THE MOUNT
- DOUBLE INTEGRAL GARAGE
- 4 RECEPTION ROOMS + CONSERVATORY
- LOVELY MATURE GARDENS
- DOUBLE GLAZING WITH BESPOKE GUTTERS
- NO ONWARD CHAIN

Description

This attractive detached house enjoys a lovely position within this sought after cul-de-sac which is located just off The Mount.

Internally, the accommodation is very well presented and comprises on the ground floor an entrance hall, cloakroom, a triple aspect sitting room with fireplace, a separate formal dining room, study and family room. The kitchen is beautifully appointed with an array of integrated appliances with granite working surfaces and space for a breakfast table. The adjoining utility room where the boiler (replaced 2022) is located has a door to the garden and a door to access the integral double garage. Accessed from the kitchen and overlooking the rear garden is the double aspect family room which has sliding door to the outside and separate door to a superb hexagonal conservatory which is well placed for the morning sun.

On the first floor there is a spacious landing off which are 5 bedrooms. The principal bedroom is served by two sets of double wardrobes and a 5 piece bathroom suite whilst the family bathroom serves the remaining bedrooms.

Externally, the gardens are beautifully maintained. The front garden is lawned with mature shaped trees and parking for several cars. The rear garden has been planted with privacy in mind and offers a generous patio area ideal for al fresco entertaining. There are shaped lawns with shrub borders, mature specimen trees and the garden is fence enclosed to all boundaries with side access to the front.

Immaculately maintained with double glazing throughout, UPVC soffits/bargeboards and one piece aluminium gutters (replaced 2021).

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 nearby local Fetcham 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.

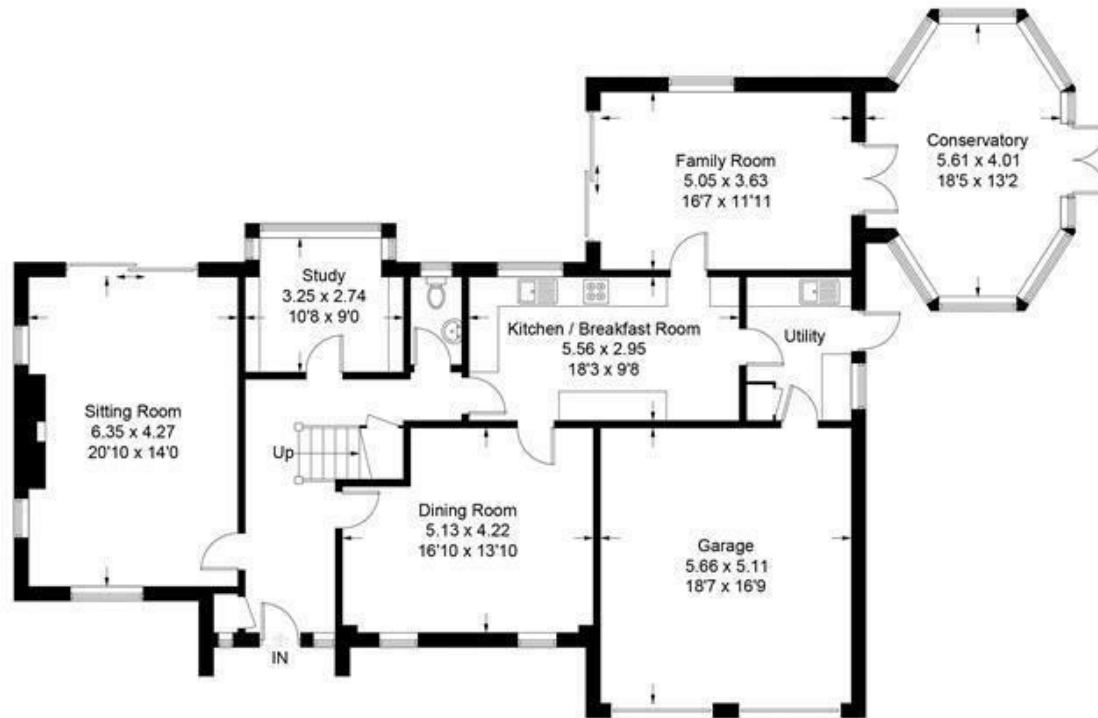
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. A short walk will take you to the Norbury Park area of the North Downs which is great for hiking and cycling.

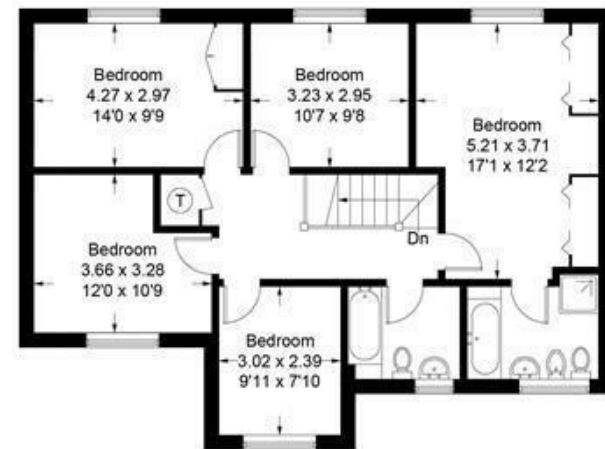
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 252.8 sq m / 2721 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. (ID463131)

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