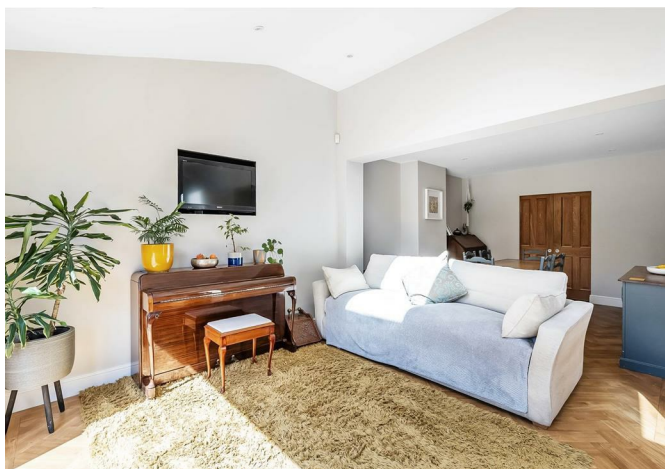




127 Cobham Road, Fetcham, Leatherhead, Surrey, KT22 9HX

Price Guide £875,000





- EXTENDED SEMI-DETACHED HOUSE
- 28' KITCHEN BREAKFAST ROOM
- SITTING ROOM
- FOUR BATHROOMS
- AMPLE OFF STREET PARKING
- FOUR/FIVE BEDROOMS
- FAMILY ROOM/BEDROOM FIVE
- DINING ROOM
- 125' SOUTH WEST GARDEN
- CLOSE TO VILLAGE & SCHOOLS



## Description

This impressive four/five bedroom semi detached house was extended in 2012 by the current owners creating 1830 sq.ft of superb family accommodation over three floors.

The spacious ground floor layout comprises a reception hall, family room/bedroom 5 with ensuite shower/sauna, sitting room with fireplace and pocket doors lead to the dining room and splendid part vaulted 26'8 kitchen/breakfast room with breakfast bar, solid wood worksurfaces, integrated appliances and separate utility room.

On the first floor the principal bedroom has a range of fitted wardrobes and en suite shower room, there are two further double bedroom (each with fitted wardrobes) and large family bathroom. On the second floor there is a double bedroom and shower room with useful cupboards to eaves storage space.

Outside, a recently laid resin driveway with brick edging provides for ample off street parking. Gated side access leads a lovely rear garden with extensive terrace, hard standing for a Jacuzzi, good sized lawn, timber outside 'Cabana' and a wealth of mature trees and hedging providing a high degree of privacy.



## 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 and Norbury Park offer great family days out.

Tenure

Freehold

EPC

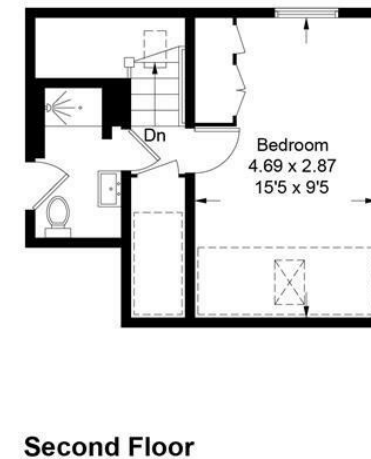
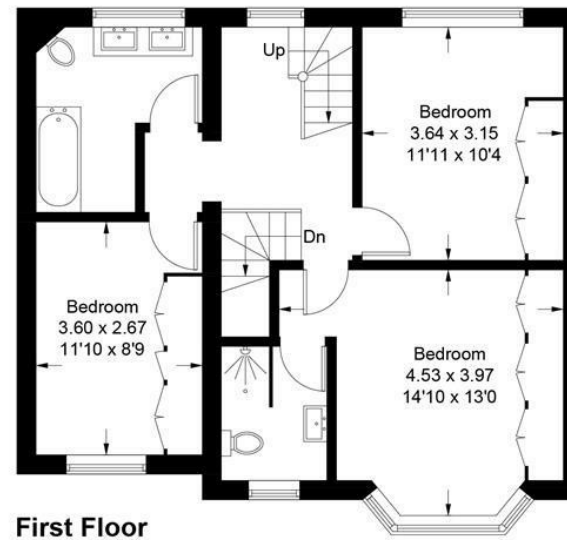
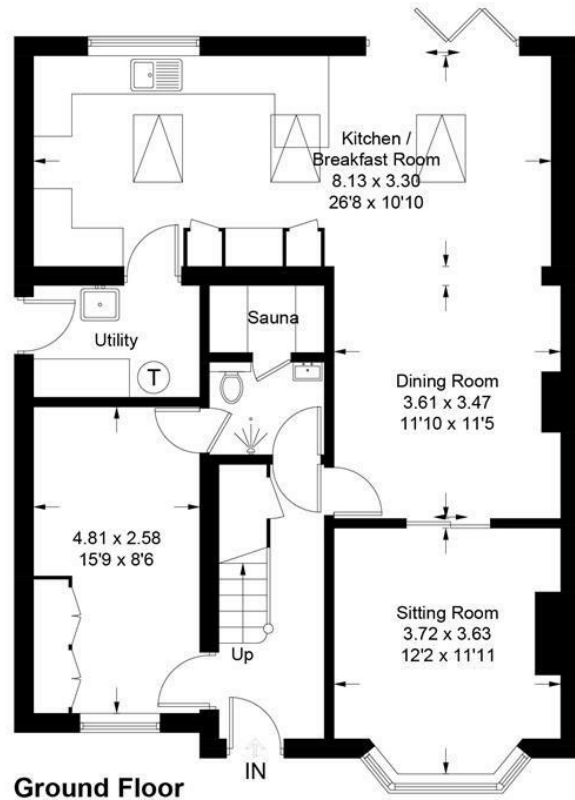
D

Council Tax Band

F

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 170.0 sq m / 1830 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. (ID1199391)  
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