



1 Drayton Close, Fetcham, Surrey, KT22 9EZ

Price Guide £995,000



- EXTENDED DETACHED 4 BEDROOM HOUSE
- SEPARATE SITTING AND DINING ROOM
- KITCHEN & SEPARATE UTILITY ROOM
- CONSERVATORY
- 3 FURTHER DOUBLE BEDROOMS
- 2,295 SQ.FT INCL DOUBLE GARAGE
- ENTRANCE HALL & CLOAKROOM
- PRINCIPAL BEDROOM SUITE
- ENLARGED FAMILY BATHROOM
- LOVELY GARDENS

Description

This extended and remodelled family home enjoys an elevated position on the sought after Badingham Estate. With attractive elevations, it's sunny southerly facing rear garden consequently lends the house to being light and airy. Throughout the house is gas fired central heating as well as original hardwood parquet floors to the entrance hall, sitting and dining room

The entrance hall is spacious and all the principal rooms can be accessed from the hall off which is a cloakroom and w.c. The sitting room is double aspect and features an open fireplace, fitted shelving/cupboard unit and an angular bay window which overlooks the rear garden. Double doors lead into the dining room which makes for great entertaining space. The kitchen has been extended which has allowed for a separate utility room to be created and off the the kitchen is a double glazed conservatory which opens onto the rear garden.

On the first floor the extended space has allowed remodelling to provide for an enlarged principal bedroom with ensuite dressing room and bathroom, 3 double bedrooms and an enlarged family bathroom which includes a separate walk-in shower.

Outside to the front, there is off road parking for 2-4 cars, a detached double garage and side access through to the rear garden. The rear garden is landscaped to provide a mature setting including a large patio, shaped lawns and well stocked flower and shrub borders.

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.

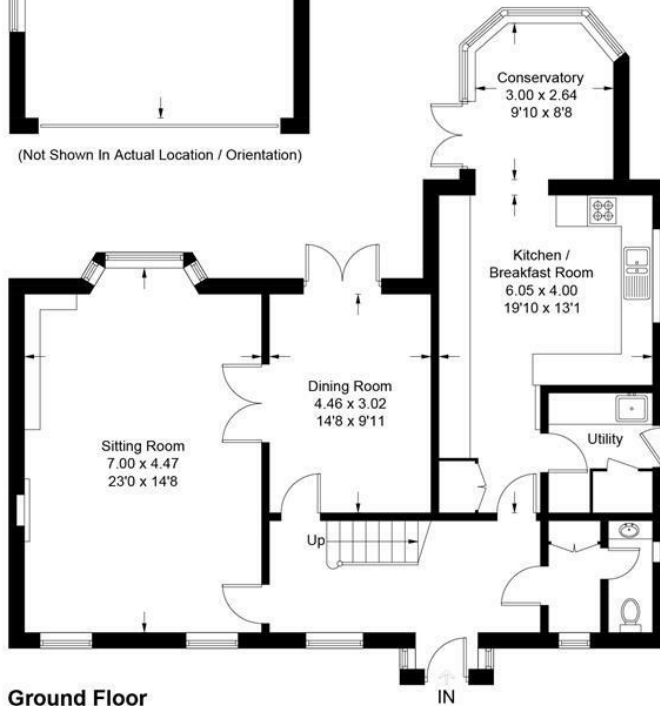
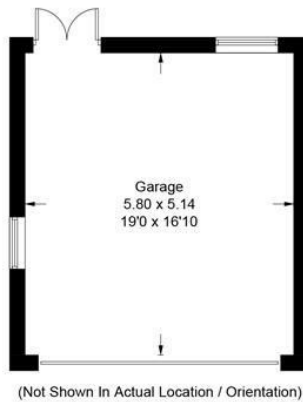
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

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

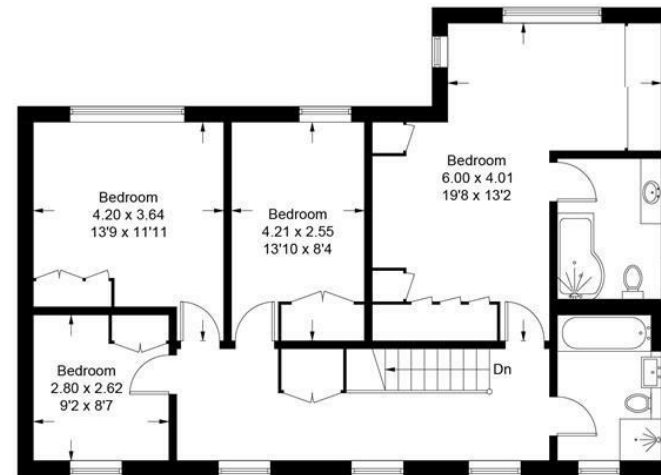
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 183.1 sq m / 1971 sq ft
 Garage = 30.1 sq m / 324 sq ft
 Total = 213.2 sq m / 2295 sq ft



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. (ID1212328)

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