



7 Cobham Road, Fetcham, KT22 9AU

Price Guide £975,000





- DETACHED CHALET BUNGALOW 2438 SQ.FT.
- PRINCIPAL BEDROOM WITH EN-SUITE AND DRESSING ROOM
- SUPERB OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- 0.29 ACRE PLOT
- THREE/FOUR BEDROOMS
- 29' x 12' SITTING ROOM
- BIFOLD DOORS TO THE GARDEN
- 90' SOUTH FACING GARDEN
- GARAGE AND WORKSHOP



## Description

This well presented three/four bedroom family home is conveniently located close to a mainline train station, local shops and the Fetcham Mill Pond.

On the ground floor there is a bright and airy entrance hall which opens into a large triple aspect sitting room. The open plan kitchen/dining room has bifold doors leading directly into the garden and is serviced by a utility room with rear access. In addition, the ground floor has an additional room that could be used as a living room or bedroom with the bathroom adjacent to it. On the first floor there are 3 bedrooms including the principal which has an en-suite and dressing room.

The south-facing lawned garden has a raised seating area overlooking the koi pond. The mature garden provides good privacy while still allowing plenty of sunshine. The property has a single garage and there is a separate workshop in the garden.

|                         |          |
|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | D        |
| <b>Council Tax Band</b> | F        |



## Situation

Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Junior School. For older (Secondary School) 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.

Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft  
 Garage / Workshop = 26.3 sq m / 283 sq ft  
 Total = 226.3 sq m / 2438 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. (ID1179992)  
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