



**14 The Old Street**, Fetcham, Leatherhead, Surrey KT22 9QJ

**£765,000 Freehold**

## 14 The Old Street, Fetcham, Leatherhead, Surrey, KT22 9QJ



- CHARMING PERIOD HOUSE
- QUIET ROAD IN CONSERVATION AREA
- THREE BEDROOMS
- KITCHEN BREAKFAST ROOM WITH AGA
- SITTING ROOM WITH OPEN FIRE
- HOME OFFICE
- MASTER BEDROOM WITH EN SUITE
- LANDSCAPED FRONT & REAR GARDENS
- AMPLE OFF STREET PARKING
- WALKING DISTANCE OF VILLAGE

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### The Property

This charming period house is believed to date from the early 1820's and is situated in a Conservation Area in one of the oldest parts of Fetcham. The property has been extended and stylishly modernised and offers 1282 sq.ft. of tasteful accommodation throughout whilst within walking distance of Fetcham Village and local schools. With attractive front elevations, the property also features many internal period features whilst also offering all the comforts of modern family living.

On the ground floor, an enclosed porch leads through to the sitting room with open fireplace, original oak floors, useful under stairs cupboard and wide opening to the dining area with space for grand piano, fitted bookshelves and a secret door to a modern double aspect home office with fitted cupboards and double doors to the garden. The kitchen has been beautifully designed around a central Aga with exposed brick walls with inset shelving, glazed cupboard, solid timber work surfaces, a pantry, beautiful antique flag stone floor, with French doors and a stable door opening out to the rear garden. On the first floor, a spacious landing has fitted linen cupboards and leads to the master bedroom suite with a splendid en suite bathroom, two further bedrooms and a family shower room. Both bathrooms benefit from underfloor heating.

Set back from the road, a professionally landscaped frontage incorporates gravel pathways and a long driveway with brick edging. Neatly maintained hedging contains some beautiful planting with an enclosed rose trellis forming a stunning outlook through the front windows. A delightful walled garden is located to the rear with mature planting, a circular lawn and two patio spaces for dining and entertaining. The brick pathways are bordered with evergreen plants and a herb garden and mature trees border the entire garden providing complete 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 including Parkside Prep School at Stoke D'Abernon & 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 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 has a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.





Approximate Gross Internal Area = 119.1 sq m / 1282 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. (ID239919)

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