



Old Court, 8 The Old Street, Fetcham, Surrey KT22 9QJ

£1,995,000 Freehold

- Substantial Home - approximately 5,650 sq.ft.
- Originally 2 properties & could be so again
- Historic Conservation Area of Fetcham
- Gated front courtyard
- Large, secluded and impressive gardens
- Refurbished & heated outdoor Swimming Pool
- Spacious Reception Hall
- Beamed Sitting Room with open fireplace
- Light & airy Dining Room
- Secure gated access & rear vehicular access

- Luxurious Kitchen with granite worktops
- Music Room
- Utility Room & separate Boot Room
- Family Room/Guest Suite
- Principal Bedroom with adjacent Dressing Room and Private Bathroom
- 4 additional Bedrooms plus office/5th Bedroom and 4 Bathrooms
- Numerous period features
- Close to village shops and fabulous countryside



**1-3 Church Street, Leatherhead,
Surrey, KT22 8DN**
01372 360078
leatherhead@patrickgardner.com
www.patrickgardner.com

Old Court

Set within a Conservation Area, Old Court is an attractive period property located pretty much within the centre of a quiet residential road alongside unique character properties. The Old Street forms what was part of an old historic family estate and although there are no definitive records, it is believed that Old Court itself dates in part from the late 1700's.

The property has been remodelled several times reflecting the fact that 'The Barn' which now forms part of Old Court was in separate ownership until 2001. More recently, in 2012 Old Court was re-roofed and then 'The Barn' was re-roofed in 2023. Approached by an impressive gated courtyard with secure parking for numerous cars, Old Court offers versatile accommodation over two floors. Presently it is used as one large home, but it could easily be subdivided to be used as a connected annexe for independent living or if desired offer a potential letting opportunity - The Barn which is attractively clad in roses has separate services/utilities, a separate gated driveway entrance and garden.

Old Court itself has an impressive front door which leads into a spacious entrance hall from where Jacobean carved doors lead into a magnificent beamed sitting room and a second separate reception room. Set at the rear of the house with bi-fold doors is a large dining room which connects with the luxurious kitchen featuring extensive base and matching eye level cabinets with granite worktops and integrated appliances including a Lacanche range. In addition to a separate utility room is a large coat/boots room with garden access. The accommodation on the ground floor extends through to 'The Barn' where there are two further large reception rooms and a library hall with stairs to the first floor.

On the first floor, the bedroom accommodation is accessed via 3 separate staircases. Within Old Court there is a superb Principal Bedroom Suite comprising a separate dressing room and private bathroom together with a second ensuite bedroom. Accessed by a 2nd staircase within 'The Barn' are 3 more bedrooms (two

of which are ensuite), whilst the 3rd staircase within Old Court leads to a beautiful beamed office/bedroom 6.

The delightful and attractively landscaped rear garden to Old Court is 'L-shaped' offering near complete privacy. The large adjoining terrace leads to the recently refurbished outdoor pool and fine lawns encompassing a magnificent Sequoia tree. There is gated access to the rear via Lower Road.





Situation

Old Court is situated in one of the oldest parts of Fetcham being within half a mile of the village centre and 1.5 miles from Leatherhead town with its more comprehensive range of shopping facilities.

There is a wide selection of schools; both state and private. Fetcham has an OFSTED Good to Outstanding (Feb 2025) Infants School and an OFSTED Good (June 2023) Middle School. For older children is OFSTED Good (May 2024) Therfield in Leatherhead. Private schools include Downsends School and St John's School in Leatherhead, Parkside Prep School, Danes Hill Prep School and ACS International in Cobham/Oxshott.



Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part 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.

In the near vicinity there are 1000's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. Nearby golf clubs include The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood and the luxury Beaverbrook Private Members Club with its world class golf course set in 400 acres.

Directions

From our Leatherhead office, enter the one way system and follow sign posts to the Leisure Centre. Pass by the Leisure Centre and on approaching the mini roundabout, turn right into the Cobham Road and then second left into The Lower Road. The Old Street is the 4th road along on the right hand side and Old Court is situated just up on the right hand side.

Council Tax Band H
EPC Rating D

N.B. Old Court and The Barn comprise 3 freehold titles; SY74670, SY71801 and SY718458







