

36 Lower Road, Fetcham, Leatherhead, KT22 9EW

Price Guide £1,250,000









- DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- GALLERIED LANDING
- DOUBLE GARAGE & IN OUT DRIVEWAY
- 2882 SQ.FT.INCL.GGE +SUMMER HOUSE
- THREE BATHROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- LANDSCAPED 165' REAR GARDEN
- WALK TO L'HEAD STATION & LOCAL SCHOOLS

Description

Beautifully presented, this impressive five bedroom detached family home enjoys an ideal position within walking distance of both Leatherhead station and Fetcham village whilst offering three reception rooms, superb open plan kitchen/dining room and 165' rear garden.

The ground floor features a spacious entrance hall with an attractive galleried landing, a lovely 18' x 17' principal sitting room, separate family room and study. Across the rear of the property, the open plan kitchen and dining room provides an excellent space for family living with a stylish kitchen incorporating a central island and integrated appliances, together with a separate utility room and doors opening directly onto the rear terrace.

On the first floor, a spacious landing gives way to five bedrooms, four of which are generous doubles, served by three modern bathrooms, including two en-suites.

To the front, an 'in-out' driveway provides ample off-street parking and leads to a double garage with an electric roller door. Gated side access leads through to a delightful rear garden featuring an extensive landscaped terrace incorporating a large timber gazebo and a dedicated area for a hot tub creating an excellent setting for outdoor entertaining. There is a good sized and well maintained lawn, 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 Ashtead 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	C
Council Tax Band	G

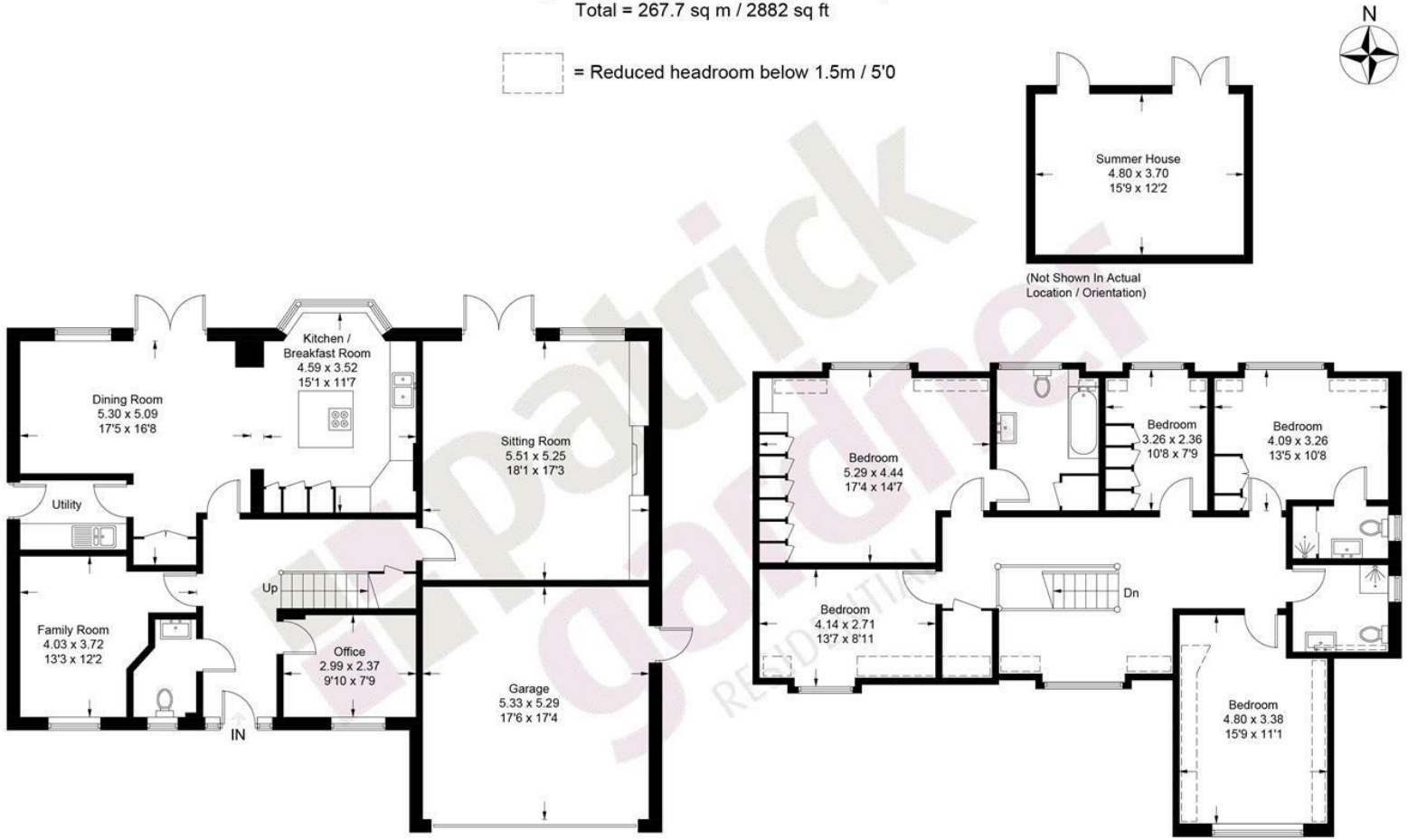






Approximate Gross Internal Area = 222.0 sq m / 2390 sq ft
Garage / Summer House = 45.7 sq m / 492 sq ft
Total = 267.7 sq m / 2882 sq ft

= Reduced headroom below 1.5m / 5'0



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. (ID1347411)

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