



55 Gatesden Road, Fetcham, Surrey, KT22 9QP

Price Guide £1,095,000



- CONTEMPORARY DETACHED HOME
- HUGE OPEN PLAN SITTING/DINING ROOM
- 2261 SQ.FT. OF FLEXIBLE ACCOMMODATION
- LUXURIOUS KITCHEN & SEPARATE UTILITY
- \* SOLAR PANELS & HEAT PUMP
- PRINCIPAL BEDROOM SUITE
- 2 FURTHER DOUBLE BEDROOMS & FAMILY BATHROOM
- ADJOINING 2 ROOM ANNEXE & SHOWER ROOM
- OFFICE/5TH BEDROOM
- SOUTH WEST BACKING REAR GARDEN

## Description

Contemporary and individual in its design, this spacious detached house offers 2261 sq.ft of space including an attached store and integral garage.

Set in a sought after residential road, its south westerly facing rear garden which is over 70' deep and about 50' wide immediately backs onto ancient woodland.

Beautifully appointed throughout, on the ground floor there is an entrance hall with adjoining cloakroom/shower room and office/occasional 5th bedroom. Designed with versatility in mind, the accommodation also features what could be used as a ground floor self contained suite (bedroom 4) which could suit either an elderly relative or older teenager.

The 'heart of the home' is the 33'4 in length open plan sitting/dining room with its luxurious polished timber floor which stretches across the rear of the property and the large picture sliding doors offering unimpeded views over the terrace and rear garden. The adjoining kitchen is beautifully finished with high gloss facing cabinets, Corian worktops with quality integrated appliances. A large utility room leads through to the integrated garage.

On the first floor there is an impressive principal bedroom suite which comprises a separate walk-in dressing room and ensuite bathroom with separate shower room - all of which benefits from access to a grand roof terrace. There are also 2 more double bedrooms being served by a 4 piece family bathroom.

Outside to the front, there is brick paved hard standing offering ample visitor parking. There is side access to the rear garden which is a particular delight and comprises a large sun terrace, lawns and mature shrubs providing for a large degree of privacy.

\* The property also features solar panels and heat pumps - these are beneficial pairing for reducing energy costs and carbon footprint.

## Situation

Gatesden Road is one of the areas most sought after roads characterised by substantial houses on good sized plots.

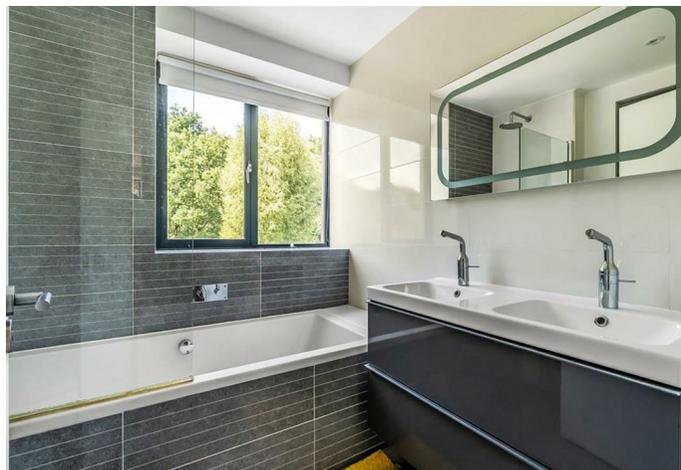
Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part covered Swan Shopping Centre, Theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

There are a wide selection of schools; both state and private. Fetcham Village has an OFSTED Good to Outstanding (Feb 2025) Infants School and an OFSTED Good (June 2023) Middle School. For older children there is OFSTED Good (May 2024) Therfield in Leatherhead. There are numerous private schools nearby including Downsend, Parkside Prep School at Stoke D'Abernon, Danes Hill Prep at Oxshott, St John's School (11+) in Leatherhead and the American Community School in Cobham.

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. Bocketts Farm on the borders with Fetcham and Norbury Park is well known as a great place to take young children. There are also a wide range of golf clubs including The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood as well as Effingham Golf Club.

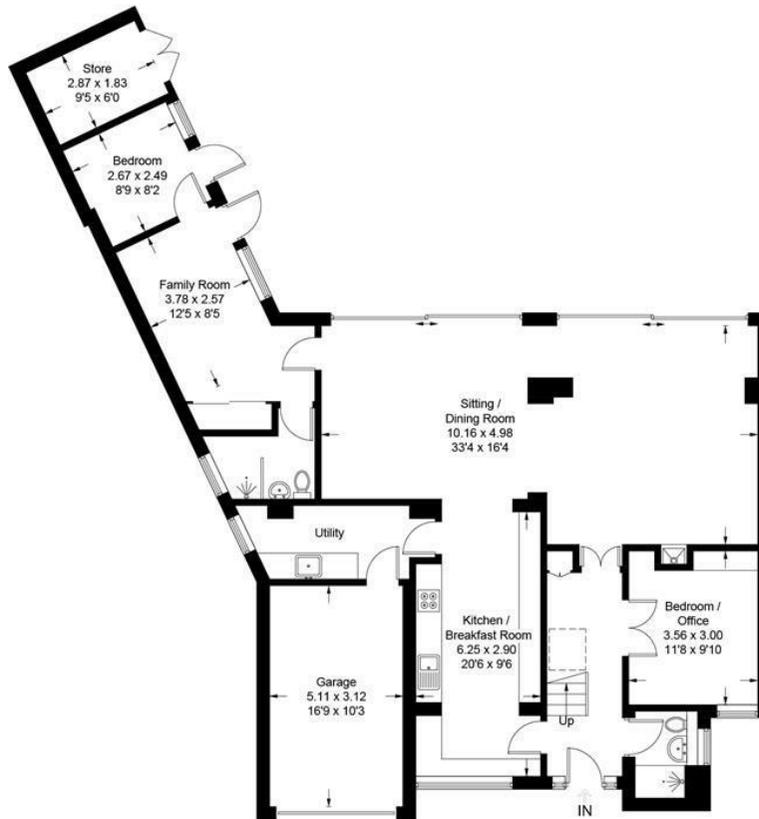
<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	G



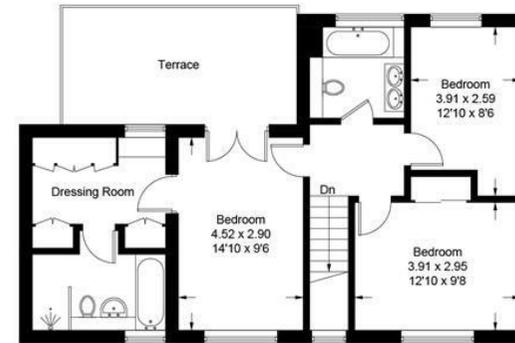
Approximate Gross Internal Area = 204.9 sq m / 2205 sq ft  
 Store = 5.2 sq m / 56 sq ft  
 Total = 210.1 sq m / 2261 sq ft  
 (Including Garage)



 = 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. (ID1220110)  
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