

Mulberry House, Foxley Place, Kennel Lane, Fetcham, Surrey, KT22 9PG

Price Guide £1,425,000









- 5/6 BEDROOMS
- BESPOKE CONTEMPORARY KITCHEN
- JULIETTE BALCONIES
- GARAGE WITH EV CHARGING
- EASY ACCESS TO M25 & A3
- 4 STYLISH BATHROOMS
- FULL WIDTH BI-FOLDING DOORS
- SOLID OAK STAIRCASE
- GENEROUS DRIVEWAY PARKING
- WALKABLE TO VILLAGE AMENTITIES

Description

One of just four boutique style homes - MULBERRY HOUSE is a spacious 5/6 bedroom detached family home offering high end, elegant finishes throughout.

A snug is situated on the ground floor which can be used as a peaceful retreat for those cosy evenings or as a great space for kids to play. Stairs lead down to an impressive living space with over height ceilings and wide bi-folding doors spanning the full width of the property. Three separate living spaces are expertly framed with deep coffered ceilings and recessed ambient mood lighting.

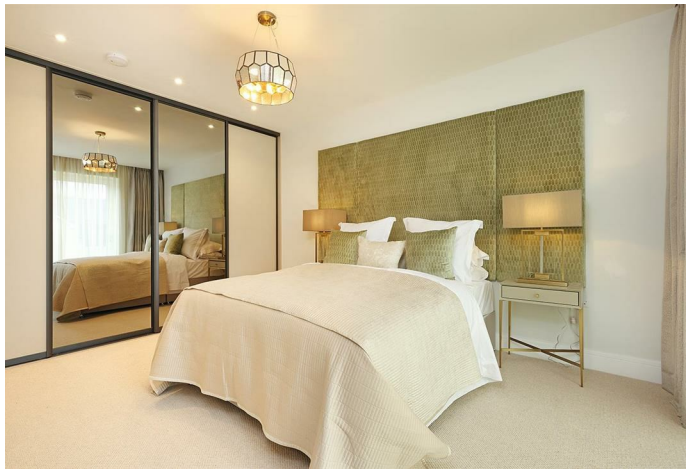
The bespoke kitchen area with elegant floor to ceiling units boasts high end kitchen appliances. A wide island unit with stylish drop lighting completes the stunning kitchen. The utility room is located off the kitchen and provides extra storage and laundry facilities.

A superb master suite is located on the first floor with fully fitted wardrobes, luxury bathroom ensuite and Juliette balcony. The guest bedroom, with attractive shower room ensuite, also opens to a Juliette balcony overlooking the rear garden. The family bathroom with freestanding bath and separate shower complements two good sized double bedrooms, both with fitted wardrobes. The top floor with two further rooms and a separate bathroom can be utilised for your own personal needs. Growing children can have a play/gaming room or the space could be used as a home office.

Situation

Fetcham Village is close to Leatherhead, Bookham and Cobham. It has good local shops and excellent schools nearby, and is surrounded by beautiful countryside with the River Mole on its doorstep. Fetcham is superbly connected with Leatherhead train station providing access to both Waterloo, Victoria and London Bridge. Junction 9 of the M25 offers easy access to both Gatwick and Heathrow airports.

Tenure	Freehold
EPC	B
Council Tax Band	G







Approximate Gross Internal Area = 231.3 sq m / 2490 sq ft
Garage = 18.2 sq m / 196 sq ft
Total = 249.5 sq m / 2686 sq ft
(Excluding Void)

= Reduced headroom below 1.5m / 5'0



Ground Floor **First Floor** **Second 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. (ID989957)

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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

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