



COBHAM ROAD

Fetcham, Surrey, KT22



EXCEPTIONAL CHAIN FREE FAMILY HOME SET BEHIND ELECTRIC GATES

Set on a generous half-acre plot, this exceptional home enjoys far-reaching views across the Surrey Hills, with beautifully maintained lawned gardens framed by mature borders, creating a wonderful sense of privacy, tranquillity and seclusion.



Local Authority: Mole Valley District Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

The ground floor is centred around a welcoming entrance hall. The principal sitting room enjoys a central position within the house and features a wood-burning stove together with bespoke fitted cabinetry. A family room and separate study offer additional flexibility, while a further reception room to the rear is flooded with natural light through Crittall-style glazing and rooflights, enjoying attractive views over the gardens.

The kitchen/breakfast room forms the heart of the home and is beautifully appointed with a shaker-style kitchen, central island, AEG appliances, wine cooler and under-cabinet lighting. Crittall-style doors open directly onto the terrace, creating an excellent connection between the internal living space and the gardens beyond. Adjacent is a further sitting area, also opening to the terrace, making this an ideal space for everyday family life and entertaining. A utility room provides access to the integral double garage and there is also a guest cloakroom.











DESCRIPTION

The principal bedroom suite occupies a superb position on the first floor and comprises a walk-in dressing room, luxurious en suite bath and shower room, and direct access to an exceptional roof terrace. Extending to approximately 300 sq ft, the terrace enjoys wonderful elevated views across the gardens and towards the Surrey Hills. Three further bedrooms are arranged across this floor, served by two bath/shower rooms, one of which is en suite.

The second floor provides a substantial guest or bedroom suite with an en suite bath and shower room, together with a separate storage room.



Outside, the property is approached via a large gravel carriage driveway providing ample parking and access to the integral double garage, which is currently utilised as a home gym. The south-facing rear garden is a particular feature, having been thoughtfully landscaped with expansive lawns, mature trees and well-stocked borders, providing an excellent degree of privacy. A generous terrace spans the width of the house and incorporates an outdoor kitchen and covered entertaining area, creating an ideal setting for al fresco dining and enjoying the surrounding views.



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Approximate Gross Internal Area = 308.0 sq m / 3315 sq ft

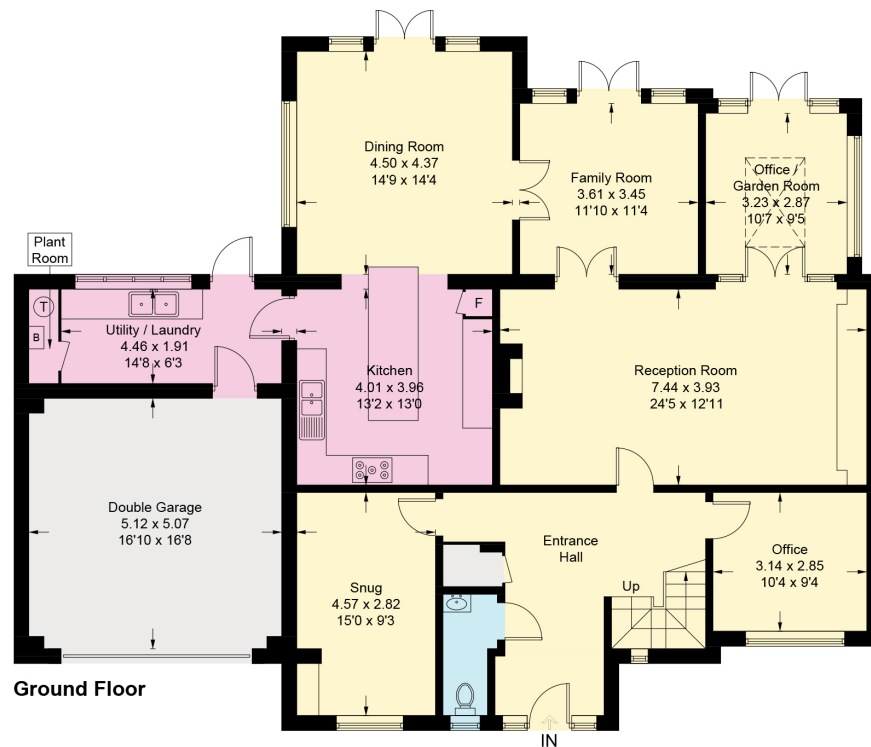
Reduced Headroom = 6.5 sq m / 70 sq ft

Total = 314.5 sq m / 3385 sq ft

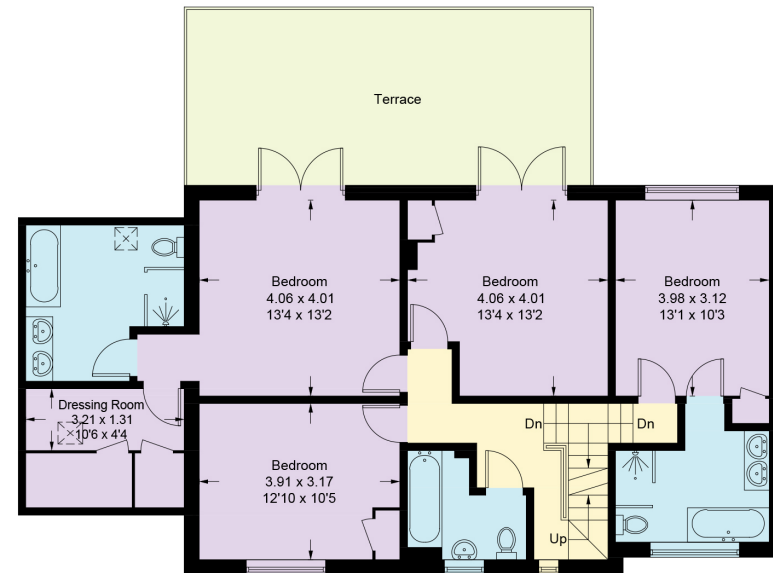
(Including Double Garage)



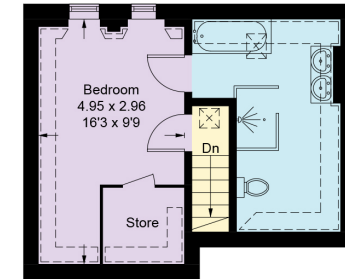
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336329)

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 any decisions reliant upon them. (ID767266)



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