

37 Badingham Drive, Fetcham, Surrey, KT22 9EU

Price Guide £1,225,000









- SUPERB DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- LARGE GARDEN HOME OFFICE
- NO CHAIN
- MODERN FITTED KITCHEN
- THREE BATHROOMS
- RECENTLY REFURBISHED
- ANNEXE
- 3025 SQ.FT.INCL.GGE & CABIN

Description

Recently refurbished and beautifully presented throughout, this exceptional detached family home offers stylish living with versatile accommodation, a superb detached home office and no chain.

Set in one of Fetcham's premier addresses, the property has been redesigned and upgraded and finished to a high specification. A spacious entrance hall provides an immediate sense of space, while underfloor heating extends throughout the entire ground floor (excluding the annexe).

The heart of the home is the stunning open-plan living space where the sitting room, dining room and kitchen flow into a family room flooded with natural light from two roof lanterns, this space overlooks the rear garden, making it ideal for entertaining. To the front is a good sized study.

An inner hall leads to a self-contained annexe, comprising a generous double bedroom, modern shower room and internal access to a useful small garage, providing ideal accommodation for a relative or guests.

The first floor continues to impress with a luxurious principal bedroom suite featuring a stylish en-suite shower room and adjoining dressing room. Three further double bedrooms, all with fitted wardrobes, are served by a beautifully appointed family bathroom, with both bathrooms benefitting from underfloor heating.

Outside, the property enjoys an attractively landscaped frontage with a driveway providing ample off-street parking. The rear garden featuring a lawn and a decked terrace leading to a superb detached home office cabin measuring approximately 6m x 4.5m, creating an ideal workspace or studio away from the main house.

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.

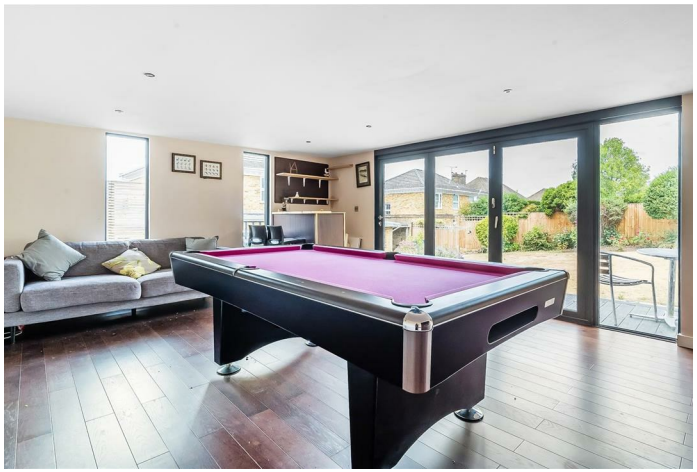
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.

Tenure	Freehold
EPC	D
Council Tax Band	G







Approximate Gross Internal Area = 253.2 sq m / 2725 sq ft
(Including Garage)
Games Room = 27.9 sq m / 300 sq ft
Total = 281.1 sq m / 3025 sq ft



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. (ID1321840)

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