



**14 Kennel Lane, Fetcham, Surrey,
KT22 9PG**

£1,095,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the 5th turning on your left hand side into Kennel Lane, and number 14 can be found on your right hand side.

**Approximate Gross Internal Area 1908 sq ft - 175 sq m
(Including Outbuilding)**

Ground Floor Area 1037 sq ft – 96 sq m

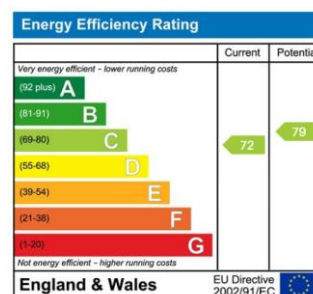
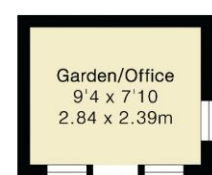
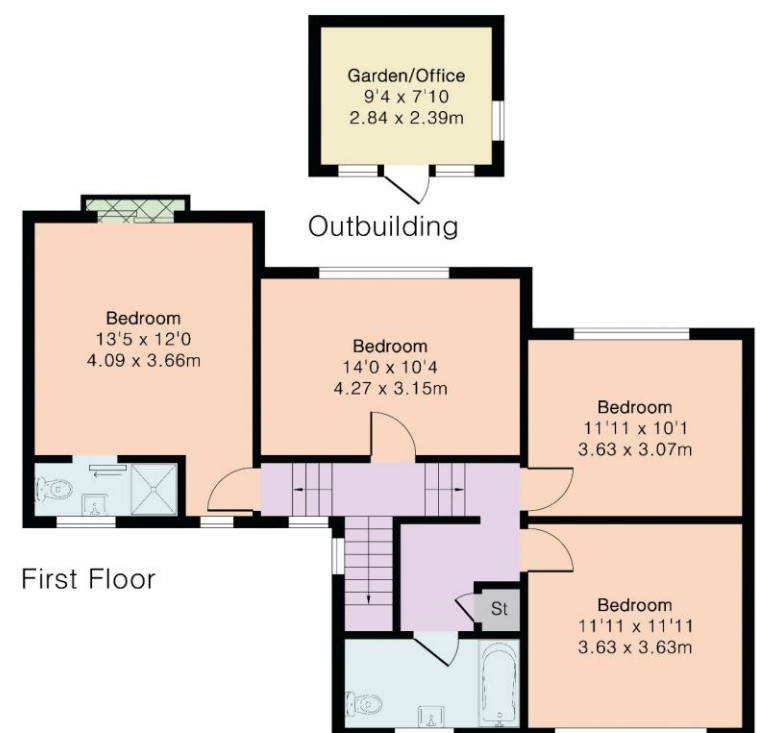
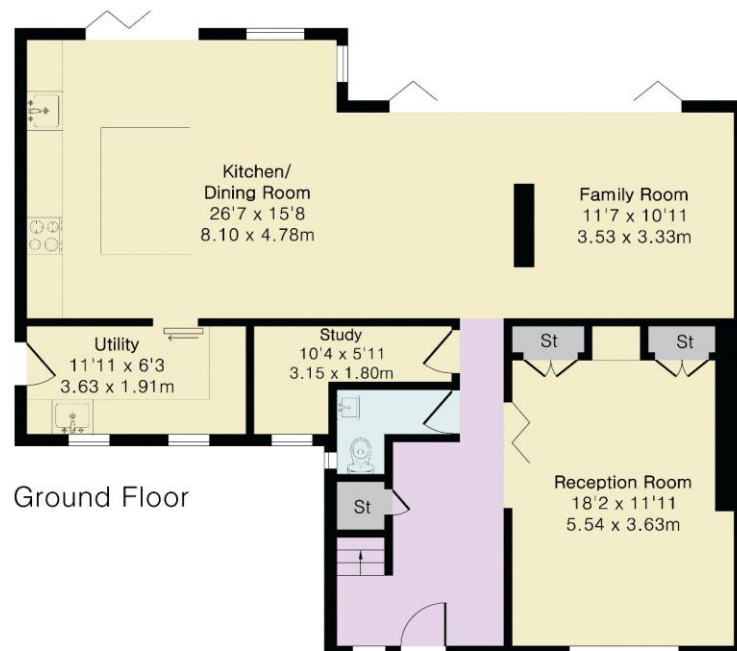
First Floor Area 779 sq ft – 72 sq m

Outbuilding Area 92 sq ft – 7 sq m



Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



Bookham Office
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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

14 Kennel Lane, Fetcham, Surrey, KT22 9PW

A beautifully presented and substantially improved four-bedroom detached family home, offering stylish and spacious accommodation together with an impressive 95ft rear garden. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s, this attractive family home has undergone an extensive programme of enlargement, modernisation and redecoration, creating a light, bright and contemporary interior. The ground floor is centred around a superb open-plan kitchen/breakfast/family room – a wonderful space for both everyday family life and entertaining. The kitchen is fitted with an excellent range of contemporary units and incorporates a breakfast bar, with ample space for a generous dining table before flowing naturally into the family area. Large sliding doors open directly onto the terrace and garden, creating an excellent connection between the house and outside space. Further accommodation includes a welcoming entrance hall, cloakroom, comfortable living room, separate study and a useful utility room. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. Outside, the property is approached via its own driveway providing generous off-street parking. The rear garden is a particular highlight, extending to approximately **95ft x 49ft (28m x 15m)**. A wide paved sun terrace provides an ideal setting for outdoor dining and entertaining, beyond which lies an excellent expanse of lawn bordered by mature trees, established planting and shrub beds. The garden has been thoughtfully designed for family enjoyment, incorporating a dedicated fire-pit area and children’s play space. At the far end is a detached garden office/studio with power, lighting and internet connectivity.



SITUATION

The property is located approximately within easy reach of Fetcham village centre which offers an excellent range of local amenities to include a supermarket, post office, restaurants and coffee shops together with a number of other independent retailers. A more comprehensive range of amenities can be found at Leatherhead town centre approximately 1 ½ miles away including the train station which provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

