



**patrick  
gardner**  
RESIDENTIAL

1 The Beeches, Fetcham, Surrey, KT22 9DT

Offers In Excess Of £1,500,000



- DETACHED FAMILY HOUSE - 4338 SQ.FT.
- NO ONWARD CHAIN
- LARGE SITTING ROOM
- SPACIOUS UTILITY ROOM
- 6-7 FURTHER BEDROOMS & 3 BATHROOMS
- SOUGHT AFTER CUL-DE-SAC
- SUPERB KITCHEN/DINING ROOM
- STUDY WITH FITTED FURNITURE
- PRINCIPAL BEDROOM SUITE
- 0.28 ACRE SOUTH PLOT

## Description

Set on high ground in a sought after cul-de-sac, this extended and refurbished attractive detached house sits on a 0.28 acre plot with a lovely southerly aspect.

Offered with no onward chain, the light, airy and extensive accommodation of 4338 sq.ft. which includes a double garage is set over 3 floors.

The whole of the ground floor benefits from a wet underfloor heating system and together with radiators on the upper floors are fired by a mains gas connected boiler. Double glazed throughout, there are bi-fold doors which stretch across the whole of the rear elevation onto the terrace and rear garden.

On entering the ground floor, you will be immediately greeted by a feature understairs glazed enclosed and lit chilled wine store. Double doors immediately draw your eyes into the 34'9 in length kitchen/dining room; the kitchen area features high gloss white facing base cabinets and eye level units with granite working surfaces and a matching island unit with an array of integrated appliances. The 31'3 in length double aspect sitting room has an open fireplace as well as direct access to the side and rear gardens. The study which overlooks the front driveway is fitted and makes for an ideal work from home space. Accessed from the kitchen is the spacious utility room which would be great for a large family with space for dog baskets too.

Over the first and second floors are set 8 bedrooms and 4 bathrooms - with the opportunity to use some of these rooms as additional work from home study and/or teenagers den. The bathrooms are all modern and luxuriously finished. The principal bedroom suite offers extensive fitted wardrobe space together with a dressing area being complemented by an ensuite.

The garden enjoys a southerly aspect and is mainly lawned with large terrace, garden shed with timber fenced and part walled boundaries.



## 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 nearby local Fetcham village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly 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.

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.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. A short walk will take you to the Norbury Park area of the North Downs which is great for hiking and cycling.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

G

Approximate Gross Internal Area  
Main House 4,059 sq. ft / 377.12 sq. m  
Garage 279 sq. ft / 25.89 sq. m  
Total 4,338 sq. ft / 403.01 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
Tel: 01372 360078 Email: leatherhead@patrickgardner.com  
www.patrickgardner.com

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