



4 Ashwood Park, Fetcham, Surrey, KT22 9NT

Price Guide £850,000



- FOUR BEDROOM DETACHED FAMILY HOME
- THREE FURTHER BEDROOMS
- 'L' SHAPED LIVING/DINING ROOM PLUS SEPARATE STUDY
- DOUBLE GARAGE
- MATURE REAR GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER
- AMPLE DRIVEWAY PARKING
- EXCELLENT SCOPE TO MODERNISE

Description

Situated within an established and highly regarded residential development, this substantial four bedroom detached family home offers spacious and versatile accommodation and represents an excellent opportunity for a purchaser wishing to update and personalise a property to their own taste.

The ground floor is approached via an entrance hall with cloakroom and provides three separate reception areas. The generous sitting room is a particularly good size and enjoys direct access onto the rear garden, while the separate dining room provides ample space for family dining and entertaining. There is also a useful study, ideal for those working from home or alternatively providing a playroom or additional family room. The kitchen/breakfast room overlooks the rear garden and offers considerable scope for modernisation and redesign.

On the first floor the principal bedroom has an en-suite bathroom and there are three further bedrooms together with the family bathroom with bath and separate shower.

Outside, the property occupies an attractive mature plot with a generous frontage, driveway providing off-street parking and an attached double garage. The rear garden is of a good size and enjoys a high degree of maturity, being predominantly laid to lawn with established trees, shrubs and planting providing natural screening.

Whilst the property would now benefit from general updating, its excellent proportions, established plot and flexible layout provide considerable potential to create a superb contemporary family home.

Situation

Ashwood Park is an established residential development conveniently positioned between Fetcham, Bookham and Leatherhead, providing an excellent combination of village amenities, commuter links and access to the Surrey countryside.

Both Fetcham and Bookham offer a good selection of everyday shops and services, while Leatherhead town centre provides a wider range of shopping, restaurants, cafés and leisure facilities. The area is particularly well served for schooling, with nearby options including Oakfield Junior School, Eastwick Infant and Junior Schools and Fetcham Village Infant School, together with a number of well-regarded independent schools in the wider area.

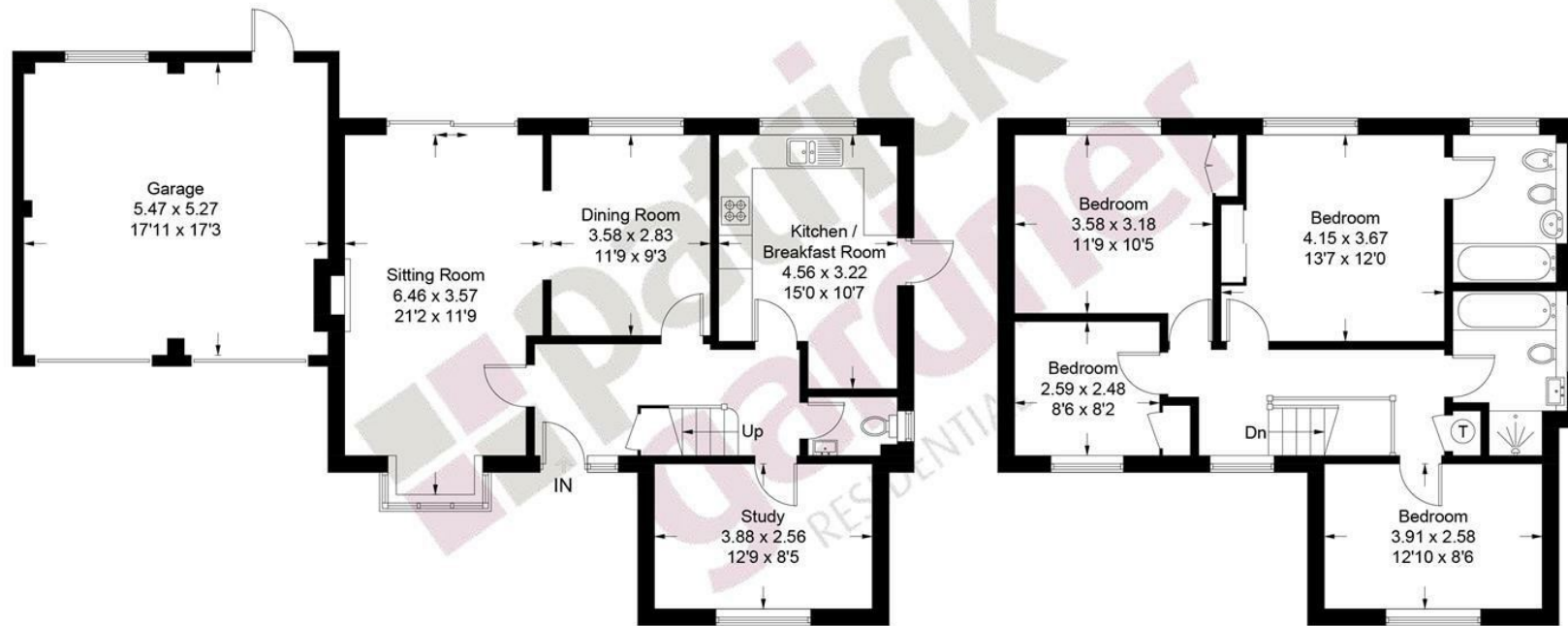
For commuters Leatherhead station is readily accessible while Leatherhead's Junction 9 of the M25 gives convenient access to the wider motorway network and both Heathrow and Gatwick airports.

The location is also surrounded by Green Belt countryside offering numerous opportunities for walking and cycling. National Trust countryside and popular destinations including Polesden Lacey, Headley Heath and Box Hill are all within easy reach, making this an excellent location for family life while remaining well connected for London and the surrounding Surrey towns.

Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 137.2 sq m / 1477 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 165.8 sq m / 1785 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. (ID1329584)
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