



4 Ten Acres, Fetcham, Surrey, KT22 9XQ

Asking Price £710,000





- SET IN A POPULAR LOCATION
- SUPERB KITCHEN/BREAKFAST ROOM
- BEDROOM/STUDY
- SOUTH WESTERLY BACKING GARDENS
- WITHIN EASY REACH OF BOTH BOOKHAM & FETCHAM VILLAGE
- 3 BEDROOMS WITH BUILT IN WARDROBES
- LIVING ROOM & DINING / FAMILY ROOM
- SEPARATE UTILITY ROOM
- PARKING FOR 2 CARS
- CATCHMENT AREA FOR POPULAR PRIMARY & SECONDARY SCHOOLS



## Description

A fantastic opportunity to secure a well-appointed home situated in a highly sought-after, private road, location.

As you step inside, you're welcomed by a spacious entrance hall leading to a convenient downstairs W/C. The property boasts excellent family accommodation, including a bright and inviting living room with a bay window and feature fireplace, ideal for cosy evenings. The heart of the home is the superb kitchen/breakfast room, thoughtfully designed with a range of units, sleek granite worktops, and ample space for a breakfast table. French doors seamlessly connect the space to the garden, creating an effortless indoor-outdoor flow. Additional ground-floor highlights include a versatile dining room/family room, an additional bedroom/study, and a useful utility room.

Upstairs, three well-proportioned bedrooms all benefit from built-in wardrobes, while a stylish and modern family bathroom completes the first floor.

Outside, the property features a driveway with parking for two cars and convenient side access leading to the south-westerly facing rear garden. This delightful outdoor space is primarily laid to lawn and enhanced by a patio and a decked seating area with a pergola—perfect for relaxing or entertaining.



## Situation

Situated approximately midway between Fetcham and Bookham with Fetcham village shops being approx 1.2 miles away and Bookham village shops being just 1.4 miles. Both villages offering a good range of shops, amenities, doctors and dental surgeries and popular local schools.

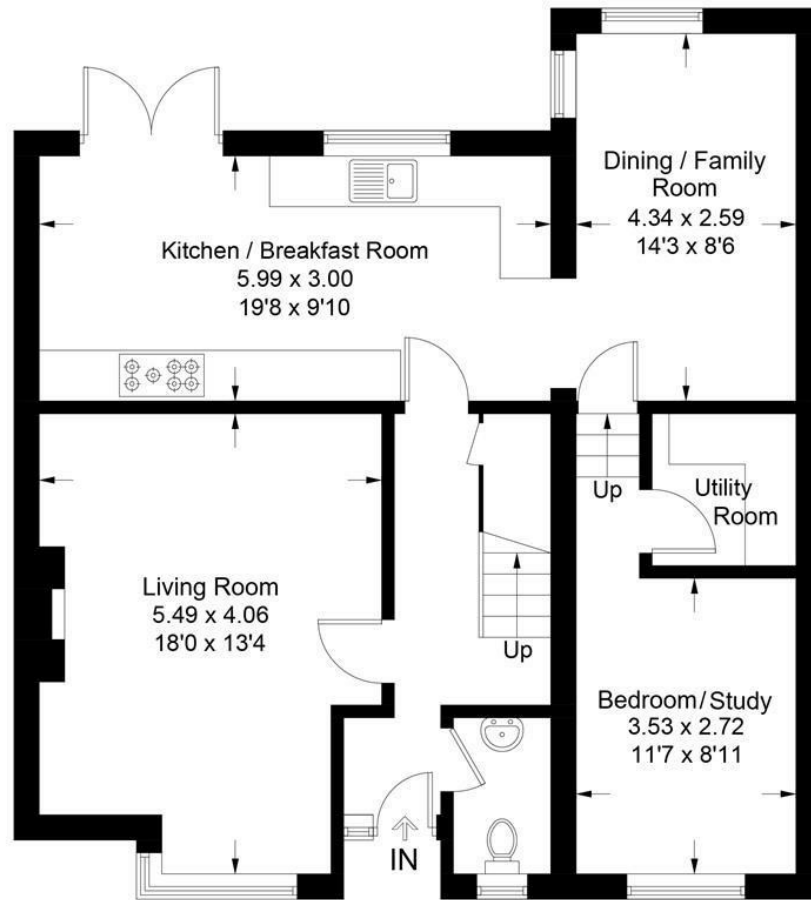
A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore. Norbury Park is also nearby; being just a five minute walk away.

Nearby recreational facilities include the Beaverbrook Estate nestled in the Surrey Hills, the private members Nuffield Health Club in central Leatherhead and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

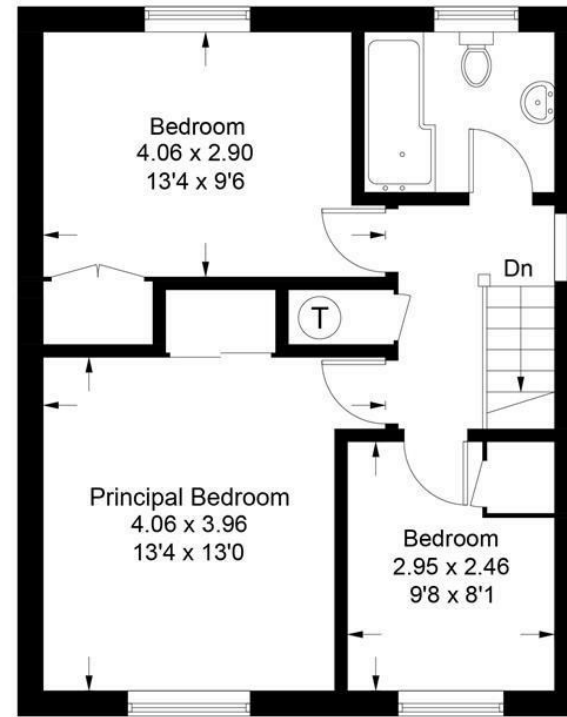
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Leatherhead town centre is located 2.1 miles away and offers a more comprehensive range of shops and a main line station with frequent rail services to London/Guildford.

|                              |               |
|------------------------------|---------------|
| Tenure                       | Freehold      |
| EPC                          | C             |
| Council Tax Band             | F             |
| Residents Association Charge | £90 per annum |

Approximate Gross Internal Area = 125.4 sq m / 1350 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. (ID1168066)  
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43 High Street, Bookham, Surrey, KT23 4AD  
**Tel:** 01372 452207 **Email:** bookham@patrickgardner.com  
**www.patrickgardner.com**

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