



8 Church Close, Fetcham, Leatherhead, KT22 9BQ

Asking Price £950,000



- FOUR BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS
- UTILITY AREA
- WALK TO EXCELLENT LOCAL SCHOOLS
- CONVENIENT FOR MAINLINE STATION

- TWO BATHROOM SUITES
- KITCHEN/BREAKFAST ROOM
- DETACHED DOUBLE GARAGE
- EASY REACH OF NORBURY PARK
- NO ON-GOING CHAIN

## Description

Situated in a sought after position, within easy reach of excellent local schools nearby, is this well proportioned four bedroom family house offering plenty of potential to extend and modernise to one's exacting standards. The property benefits from two bathroom suites, a detached double garage and no on-going chain.

The front door opens onto a welcoming entrance hall with engineered oak flooring, a useful cloakroom for guests and a handy storage cupboard. The sitting room is double aspect and features an inset gas fire and ample space for a relaxed seating area with double doors onto the garden. An archway leads to the dining room with space for a dining table and sideboard. A study/work from home office complements the ground floor living space. The kitchen features plenty of worktops for preparation, cupboard storage and space for integrated and freestanding appliances. A utility area also features with plumbing for laundry.

The first floor landing has access to the roof space. The principle bedroom benefits from fitted wardrobe cupboards and its own en-suite. Two further double bedrooms with fitted wardrobes and a single bedroom are served by the family bathroom suite.

Outside, the property is approached by a driveway leading to a detached double garage and gated side access opens onto a mature garden laid to lawn with a patio and a variety of mature trees. In all it extends to some 77'.

## Situation

Fetcham and Bookham Villages are fortunate to have a number of well regarded state schools to hand, both primary and secondary. 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 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.

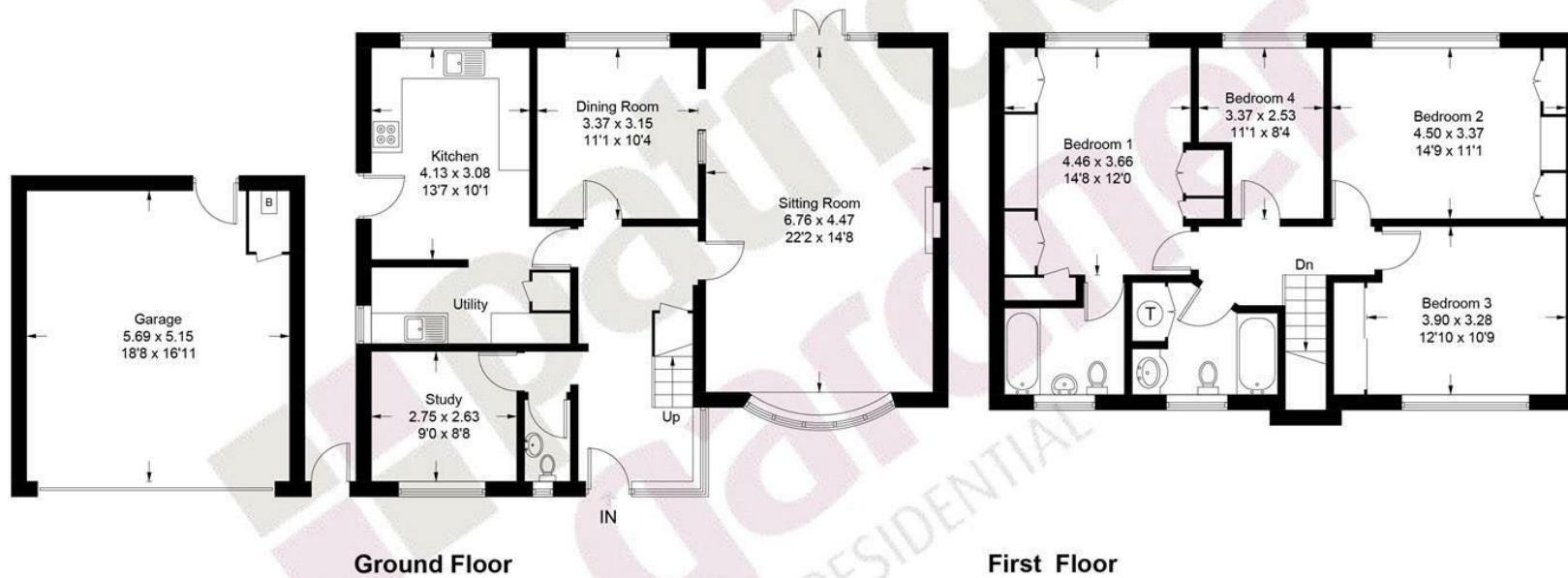
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 161.8 sq m / 1742 sq ft  
Garage = 29.5 sq m / 317 sq ft  
Total = 191.3 sq m / 2059 sq ft



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. (ID1308278)

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