



**Ten Acres, Fetcham, KT22**

Leatherhead

Guide Price  
**£710,000**

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

A beautifully presented four-bedroom detached home offering spacious and versatile accommodation arranged across two floors, situated in the sought-after residential area of Fetcham.

The property opens into a welcoming entrance hallway, providing access to the principal ground-floor rooms. There are two well-proportioned reception rooms, offering excellent space for both everyday family living and entertaining, together with a modern kitchen designed to provide a practical and stylish working environment.

Also located on the ground floor is a generously sized fourth bedroom, which offers valuable flexibility and could alternatively be used as a home office, playroom or additional reception room, depending on the needs of the new owner.

The first floor provides three comfortable bedrooms, all served by a well-appointed family bathroom.

Externally, the property benefits from an attractive private garden, providing an enjoyable setting for outdoor dining, entertaining and family use. A driveway and off-street parking provide convenient vehicle accommodation.

Ten Acres is pleasantly positioned approximately midway between Fetcham and Bookham, placing the property within easy reach of both village centres and their selection of shops, cafés and everyday amenities.

The location is particularly convenient for families, with Oakfield Junior School and Fetcham Village Infant School both approximately 0.6 miles away. Bookham railway station is around 1.3 miles from the property and provides services towards London Waterloo and Guildford.

The surrounding area offers a wealth of opportunities for walking and outdoor recreation, including Norbury Park, Fetcham Mill Pond, the River Mole and National Trust-owned Bookham Commons. The A246, A24 and M25 are also readily accessible, providing convenient road connections to the surrounding towns and wider motorway network.







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Approximate Gross Internal Area = 125.2 sq m / 1348 sq ft

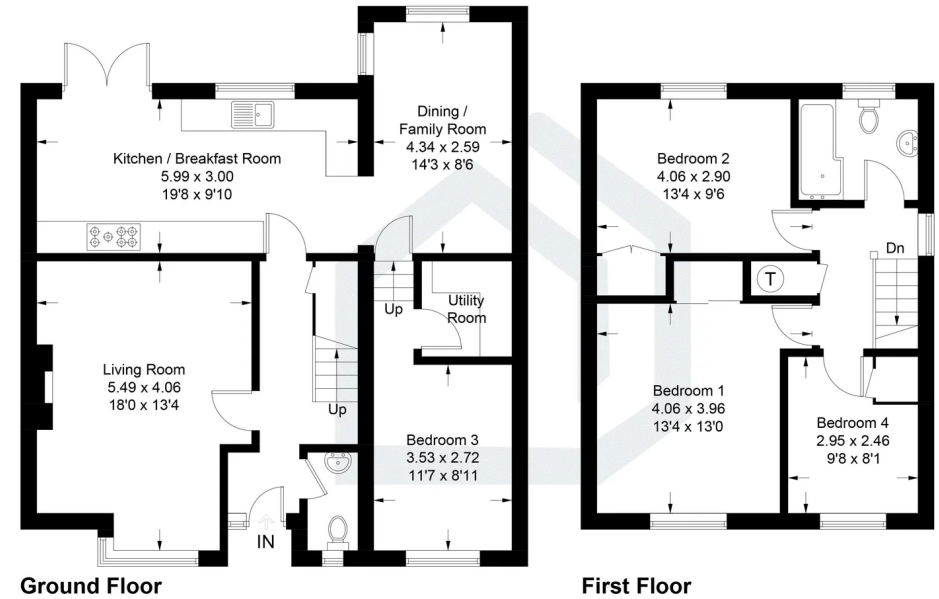


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314388)

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