



14 Ashwood Park, Fetcham, Surrey, KT22 9NT

Price Guide £850,000



- FOUR BEDROOM DETACHED FAMILY HOME
- APPROX 1,848 SQ FT INCLUDING GARAGE
- CONSERVATORY OVERLOOKING GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM
- BOTH FRONT AND REAR GARDENS
- NO ONWARD CHAIN
- SPACIOUS SITTING ROOM
- TWO FURTHER RECEPTION ROOMS
- DOUBLE GARAGE AND PLENTY OF DRIVEWAY PARKING
- SCOPE TO UPDATE AND PERSONALISE

Description

A substantial four bedroom detached family home offering generous and flexible accommodation, set within an established plot and providing excellent scope for modernisation and personalisation.

The ground floor provides a good balance of living space, with a spacious sitting room featuring a fireplace and direct access into the conservatory, which enjoys views across the rear garden. A separate dining room sits adjacent to the kitchen, while an additional family room provides useful flexibility as a home office, snug or playroom. The kitchen offers a good range of fitted units and also provides access towards the garage. A ground-floor cloakroom completes the accommodation on this level.

Upstairs are four bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a further family bathroom.

Outside, the property enjoys an established rear garden with lawn, mature shrubs and trees, together with a paved terrace adjoining the house. To the front, the property is set back behind its own driveway and garden, with a particularly generous double garage providing excellent parking, storage or workshop space.

Whilst the property would now benefit from some updating, its generous proportions, four bedroom layout and versatile ground-floor accommodation provide an excellent opportunity for a purchaser to create a superb long-term family home.

Situation

The property is situated in Ashwood Park, a popular residential setting in Fetcham, conveniently positioned for the amenities of both Fetcham and Bookham, as well as Leatherhead town centre. The area offers a good selection of local shops, cafés and everyday amenities, together with access to attractive countryside and recreational facilities.

For families, there is a good choice of schooling nearby, including Oakfield Junior School and Fetcham Village Infant School, with Eastwick Infant and Junior Schools also within easy reach.

Commuters are well served, with Bookham railway station approximately 1.1 miles away and Leatherhead station around 1.4 miles away, providing rail connections towards London. The location also offers convenient road access to the surrounding Surrey towns and villages, with the wider motorway network readily accessible.

Overall, the location combines a pleasant residential environment with excellent access to schools, local amenities, countryside and transport links.

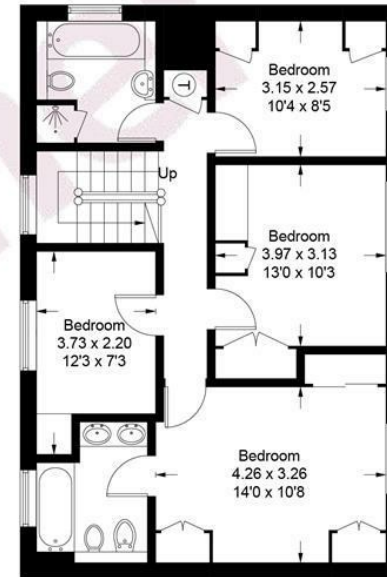
Tenure	Freehold
EPC	C
Council Tax Band	G



Approximate Gross Internal Area = 171.7 sq m / 1848 sq ft
(Including Garage)



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. (ID1338103)

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