

3 Ten Acres, Fetcham, Surrey, KT22 9XQ

Price Guide £785,000









- DETACHED HOUSE
- OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARAGE
- WITHIN EASY REACH OF BOTH BOOKHAM & FETCHAM VILLAGE
- THREE BEDROOM
- TWO RECEPTION ROOMS
- ENTERTAINING GARDEN
- QUIET CUL-DE-SAC LOCATION
- CATCHMENT AREA FOR POPULAR LOCAL SCHOOLS

Description

Nestled in the peaceful private cul-de-sac of Ten Acres, Fetcham, this spacious 3 bedroom detached house offers a delightful blend of comfort and convenience. The property has been thoughtfully updated and boasts a generous layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining.

As you open the front door you are welcomed into a bright entrance hall with a downstairs cloakroom and understairs storage cupboard. There is a good sized open plan dual aspect kitchen/sitting/dining room with bifold doors out to the garden. The kitchen overlooks the rear garden and has a range of units with built in appliances and an island which deliver plenty of storage. There is an added benefit of internal bifold doors which allow the sitting room to be separated when needed. There is a second reception room/office, which also facilitates internal access to the rear of the garage.

The home comprises three well-proportioned bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage for your belongings. The bedrooms are serviced by a family bathroom which has been beautifully updated. Off the landing is the airing cupboard and access to the partially boarded loft space.

To the front of the property is a well maintained front garden and driveway parking for two vehicles, leading to a single garage. Gated side access leads to the rear garden which is a true highlight, offering space ideal for outdoor gatherings or simply enjoying a quiet moment in nature. The garden has patio area at the end with lawn and established borders. To the side of the house is another useable patio area and a garden shed.

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.

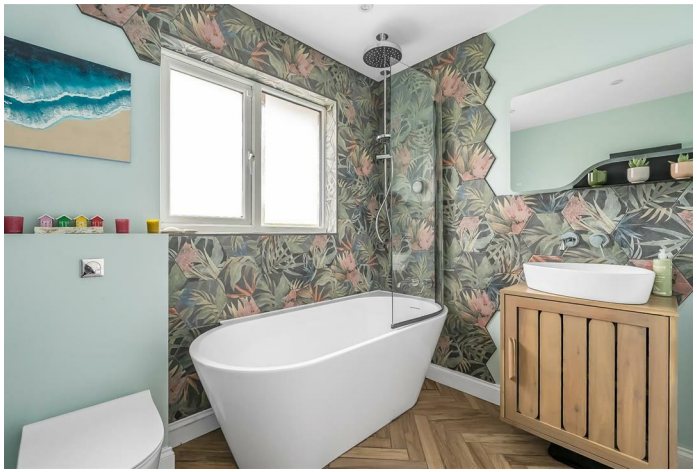
A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore. Norbury Park is also nearby; being just a five minute walk away.

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.

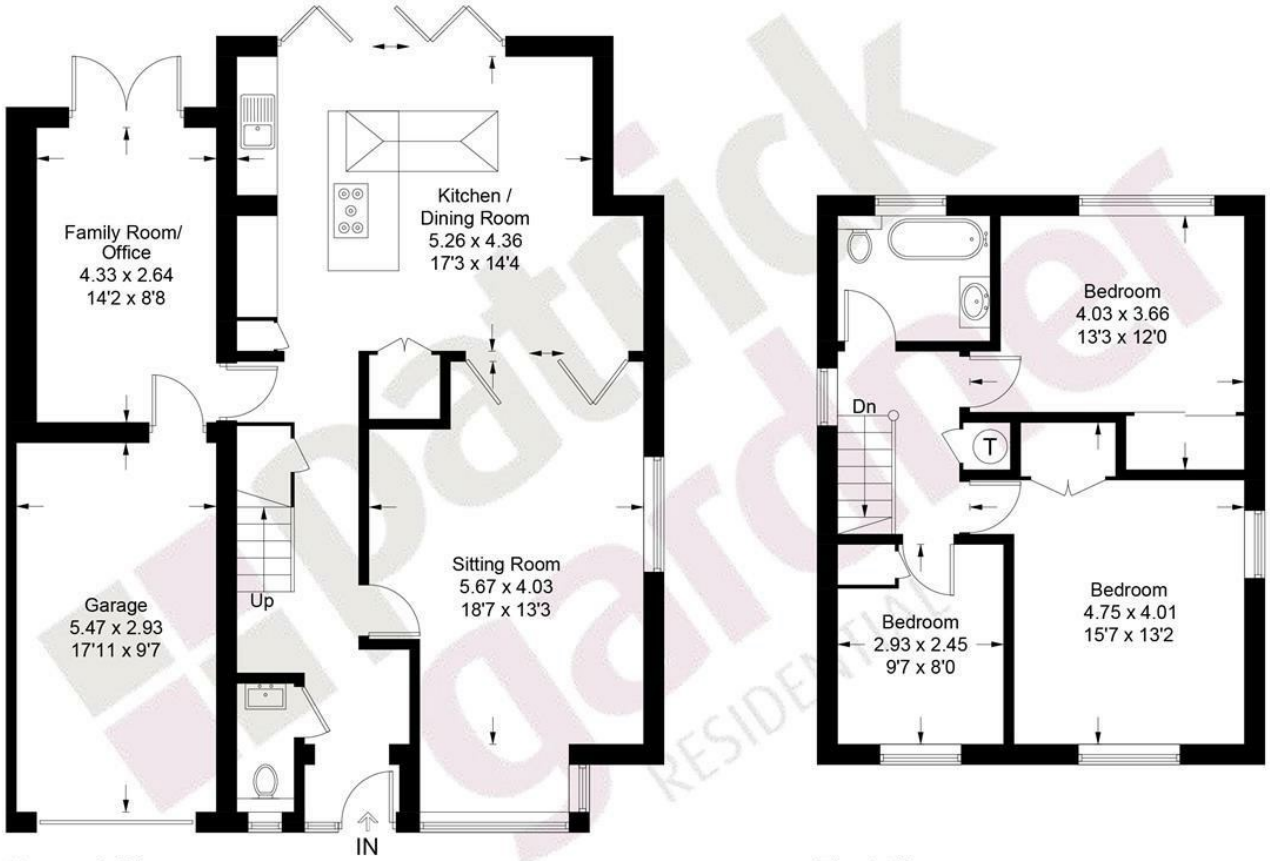
Tenure	Freehold
EPC	C
Council Tax Band	F
Residents Association Charge	£90 per annum







Approximate Gross Internal Area = 143.2 sq m / 1541 sq ft
(Including Garage)



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. (ID1335934)

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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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