



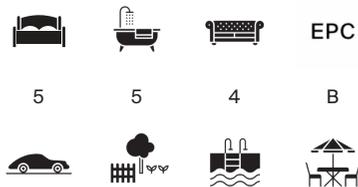
THE GLADE

Fetcham, Surrey, KT22



FAMILY HOME WITH INDOOR SWIMMING POOL IN FETCHAM VILLAGE.

A five bedroom detached home located in a popular residential
location next to Bookham Common.



Local Authority: Mole Valley District Council

Council Tax band: F

Tenure: Freehold



CHAIN FREE

- Offering nearly 5,000 sq ft of living accommodation
- Open plan kitchen/family room
- Sun room with underfloor heating
- Expansive principal bedroom suite on the ground floor including a dressing room, en-suite bathroom and access to courtyard garden
- Two additional bedrooms on the ground floor
- Two en-suite bedrooms on the top floor, one providing flexibility to be an alternative principal suite
- Detached annexe offering flexibility
- Indoor swimming pool
- The pool house boasts a games room and office space
- Large south facing plot circa 0.47 acres
- Mature and landscaped rear garden which is mainly laid to lawn











LOCATION

The neighbouring villages of Fetcham and Bookham are within easy reach and provide an excellent choice of local shops, cafes and restaurants. A wider range of retail, dining and leisure facilities can be found in the nearby towns of Cobham, Leatherhead and Guildford.

The area is superbly connected, with Leatherhead station (10 minutes by car) offering frequent direct services to London Waterloo and Victoria. Bookham station is approximately a 15-minute walk across Bookham Common. Road links are equally convenient, with Junction 9 of the M25 close by, providing swift access to both Gatwick and Heathrow airports.

The property is situated right next to the National Trust owned Bookham Common, which offers numerous walks, some on hard surfaces, with a wide range of wildlife and woodlands.

The property is ideally positioned for a number of highly regarded schools, including Fetcham Village Infant School, Parkside School, St Teresa's Effingham and Downsland.



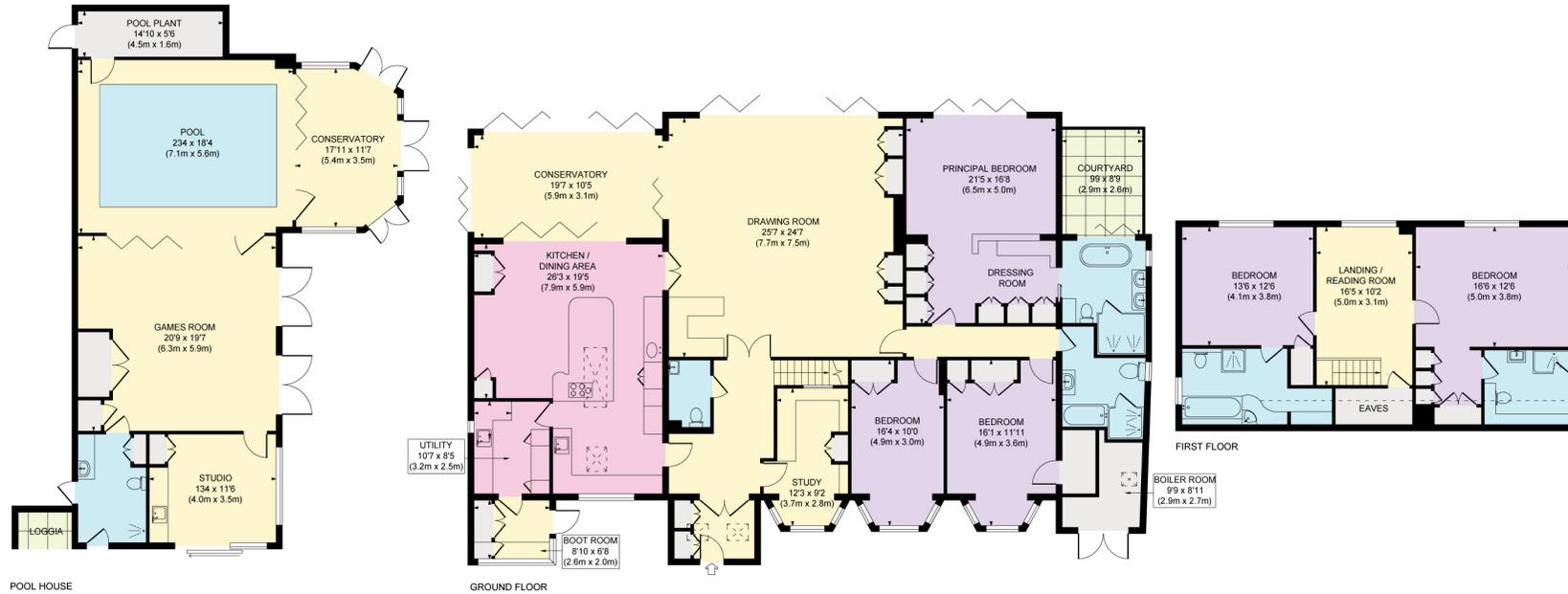


Approximate Gross Internal Area

Main House 3594 sq. ft / 333.85 sq. m

Pool House 1320 sq. ft / 122.63 sq. m

Total 4914 sq. ft / 456.48 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

Approximate Gross Internal Area = 456.48 sq m / 4914 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 any decisions reliant upon them. (ID767266)



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