



Flat 4 The Old Rectory, Fetcham, KT22 9QJ

Share of Freehold - Price Guide £395,000



- EDWARDIAN MAISONETTE
- LIVING ROOM WITH FIREPLACE (NOT IN USE)
- KITCHEN WITH LARGE LARDER
- CONSERVATION AREA
- CLOSE TO SCHOOLS AND VILLAGE
- TWO DOUBLE BEDROOMS
- LONG LEASE
- MANY ORIGINAL FEATURES
- GARAGE AND OUTSIDE STORE
- BATHROOM WITH SEPARATE SHOWER

## Description

A first floor two double bedroom maisonette featuring 9'5" ceilings and a garage, situated within a Conservation area in one of Fetcham's premier addresses.

An outside staircase (with useful under stairs storage cupboard) leads to newly constructed enclosed porch with attractive front door to a spacious 19' hall with corniced ceilings. The living room has a fireplace (not in use) with slate hearth and views over attractive front gardens. Both of the bedrooms have fitted wardrobes with feature fireplaces (not in use). The front bedroom also has access to front loft space.

The kitchen is fitted with limed oak faced units with built in oven and hob, large larder cupboard and access trap to rear loft space. The adjacent bathroom features a separate shower and bath.

Outside, a gravel driveway leads to a 14'9 x 8'10 brick built garage (2015) with electric up and over door. The Old Rectory is surrounded by beautiful mature and well maintained gardens.

|                         |                                                     |
|-------------------------|-----------------------------------------------------|
| <b>Tenure</b>           | Leasehold + Share of the Freehold                   |
| <b>EPC</b>              | C                                                   |
| <b>Council Tax Band</b> | D                                                   |
| <b>Lease</b>            | 999 Year from 2018                                  |
| <b>Service Charge</b>   | Shared with maisonettes 1,2 & 3 (excluding gardens) |
| <b>Ground Rent</b>      | Peppercorn                                          |



## Situation

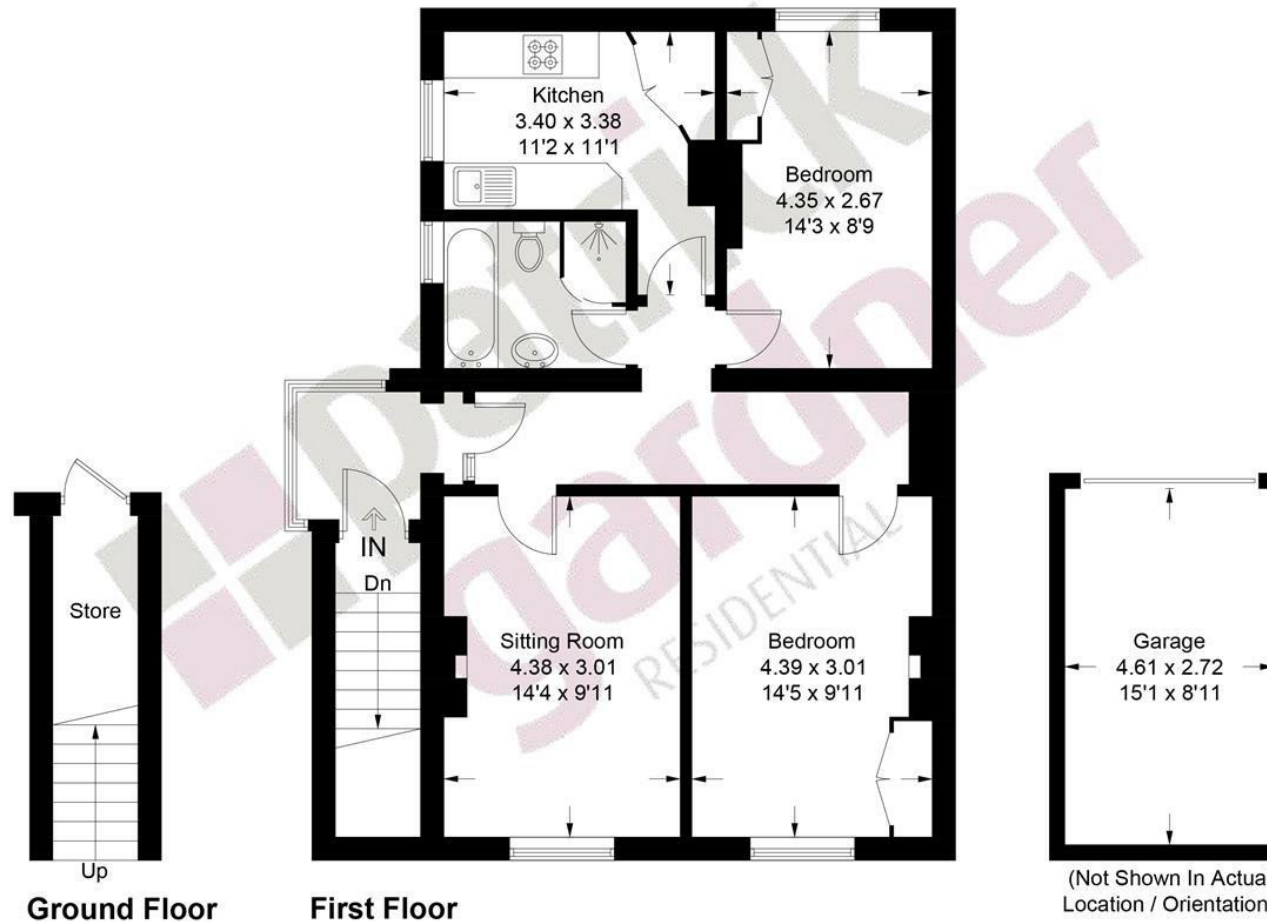
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) 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 Swan Shopping Centre, theatre, Waitrose 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 Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow 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. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.

Approximate Gross Internal Area = 79.3 sq m / 853 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 91.7 sq m / 986 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. (ID1282670)

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