7 Milton Way, Fetcham, Surrey, KT22 9HY

Asking Price £1,075,000

- FOUR BEDROOM DETACHED HOME
- STUDY/ WORK FROM HOME OFFICE
- CLOAKROOM FOR GUESTS
- SEPARATE UTILITY ROOM
- DETACHED DOUBLE GARAGE & PARKING
- TRIPLE ASPECT LIVING ROOM
- DINING ROOM
- SUPERB KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- DELIGHTFUL REAR GARDEN WITH CABIN

Description

Situated in a sought after residential location within easy reach of Norbury Park, village shops and excellent schools is this extended four bedroom family house featuring a superb 18'5 fitted kitchen breakfast room and three separate reception rooms, ideal for friends and family to enjoy.

The front door opens onto a welcoming entrance hall with a useful cloakroom for guests. The kitchen/breakfast room boasts plenty of room for entertaining and includes a wealth of cupboard storage, ample space for freestanding and integrated appliances and a sociable island workstation and breakfast bar. Ample space is available for a seating area and a breakfast table. The kitchen is supported by a handy utility room with plumbing for laundry. The reception space is complemented by a relaxed sitting room with patio doors onto the garden and two further reception rooms which include a work from home office/study and a family room.

On the first floor landing with cupboard storage leads to the principal bedroom with a luxury en-suite. Two further sizable double bedrooms and a single are served by a family bathroom suite.

Outside the property is approached by a driveway for a number of cars and leads to a detached double garage. The rear garden offers a tranquil space with a sunny south easterly aspect and includes an outdoor cabin and patio for al-fresco dining.

Situation

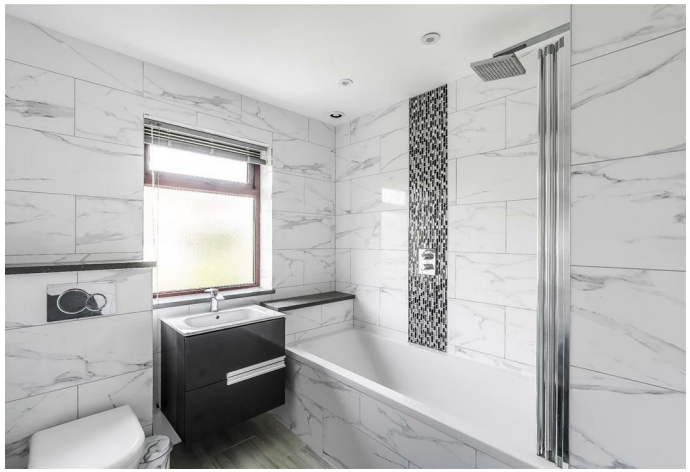
The property is ideally positioned midway between Fetcham and Bookham, offering easy access to a wide range of village amenities. Nearby centres provide an excellent selection of independent shops and services, including supermarkets, coffee shops, medical facilities and everyday essentials.

The area is well known for its excellent state and private schools, making it a popular choice for families including a walk of Polesden Lacey, The Great Bookham School and Eastwick Schools. Further afield is The Howard of Effingham secondary School and St John's School in Leatherhead

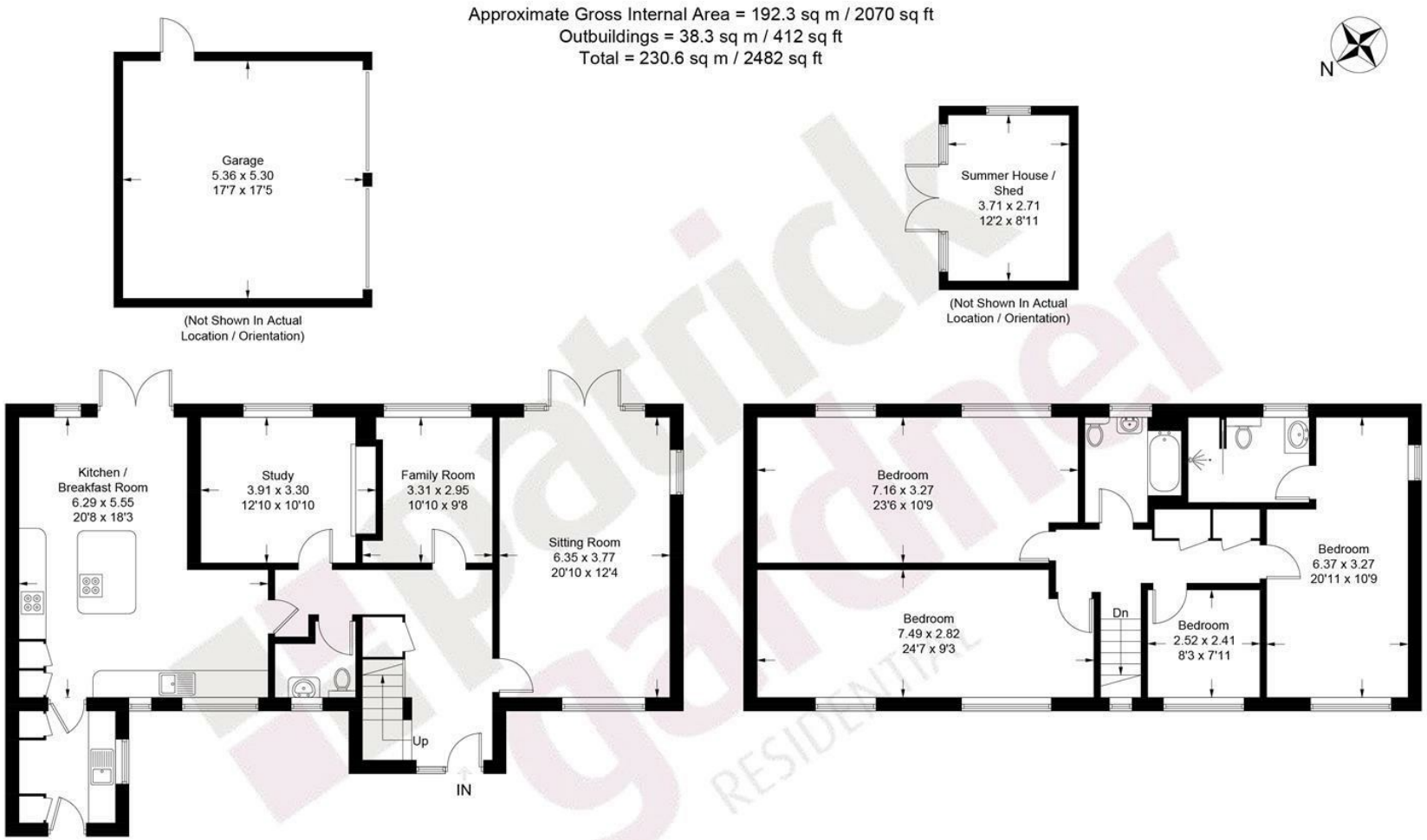
For outdoor enthusiasts, Norbury Park, Polesden Lacey and Bookham Common are all close at hand, providing superb walking and recreational opportunities within the Surrey Hills.

Bookham and Leatherhead stations are both within easy reach, offering regular services to London Waterloo, Victoria and Guildford, making the location ideal for commuters.

Tenure	Freehold
EPC	C
Council Tax Band	G
Residents Road Charge	Approx £150 per annum



Approximate Gross Internal Area = 192.3 sq m / 2070 sq ft
Outbuildings = 38.3 sq m / 412 sq ft
Total = 230.6 sq m / 2482 sq ft



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. (ID1300651)

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