



12 Sycamore Close, Fetcham, Surrey, KT22 9EX

Price Guide £1,225,000



- ATTRACTIVE DETACHED HOUSE - 3233 SQ.FT.
- ENTRANCE HALL, CLOAKROOM & GALLERIED LANDING
- DINING ROOM & SEPARATE STUDY
- PRINCIPAL BEDROOM WITH ENSUITE
- BONUS ROOM/HOBBIES ROOM
- CUL DE SAC - PRIVATE ROAD
- SITTING ROOM WITH SUPERB INGLENOOK FIREPLACE
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- 4 MORE BEDS, FAMILY BATHROOM & W.C.
- DOUBLE GARAGE & LOVELY GARDENS

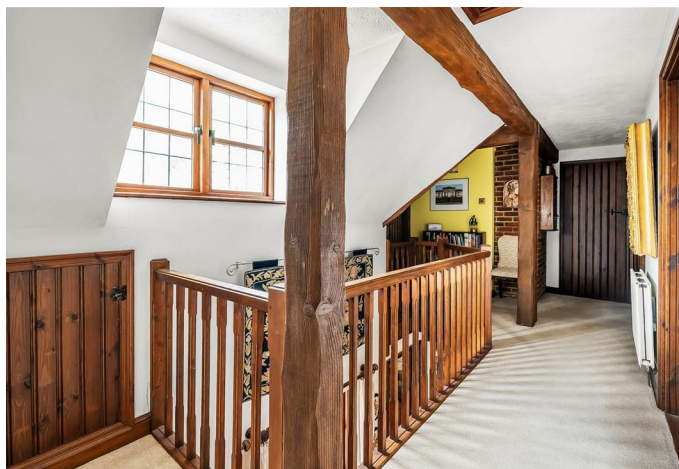
## Description

Built in 1987 by F J Hyde & Sons, this 5 bedroom detached Potton home offers spacious accommodation over two floors. Set on a sought after residents' owned private road, just off The Mount, to the front of Fleetwood is a large brick paved driveway offering space for at least 4 cars.

Internally, there is a large reception hall with exposed brickwork and beams, understairs cupboard and built-in coats cupboard and a good sized cloakroom. This property offers excellent entertaining space and the superb triple aspect sitting room which includes an impressive brick facing inglenook fireplace opens through to the dining room which overlooks the rear garden. There is also a study which overlooks the front garden. The modern kitchen/breakfast room has extensive base units and eye level cabinets, granite worktops and an attractive dresser style unit with adjoining space for a breakfast table. Adjoining the kitchen is a decent sized utility room with a door out to the rear garden.

On the first floor there is a large galleried landing, a principal bedroom with extensive fitted wardrobes and ensuite bathroom, 4 further bedrooms, a family bathroom and an additional w.c.. Accessed from Bedroom 2 is a narrow door that gives way into a large loft room which includes a sink and freestanding shower unit which is ideal as a hobbies room or 'overflow' bedroom.

The rear garden is a particular delight, enjoying a high degree of privacy and comprising a wide terrace with two separate seating areas, lawn, rockery, canal style pond, summerhouse, garden shed and hot tub. There is access around both side of the house out to the front. The double garage (which is where the boiler is) has an up and over electric door and a rear pedestrian door through to the rear garden.



## Situation

Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is range of well considered state schools in the area. 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 partly covered Swan Shopping Centre, theatre, Waitrose Local 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 London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International 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.

## Tenure

Freehold

## EPC

C

## Council Tax Band

G

## Private Road Charge

£480 per annum

Approximate Gross Internal Area = 269 sq m / 2895 sq ft  
 Garage = 31.4 sq m / 338 sq ft  
 Total = 300.4 sq m / 3233 sq ft  
 (Excluding Void)

 = Reduced headroom below 1.5m / 5'0"



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. (ID1234243)

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