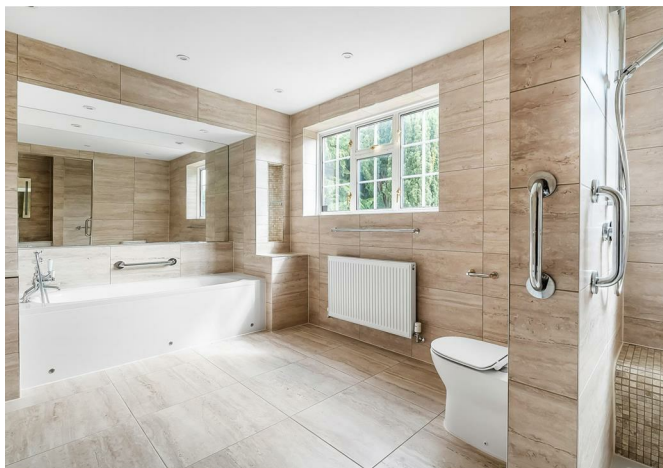




Yew Trees, 51 The Mount, Fetcham, Surrey, KT22 9EG

Price Guide £1,500,000



- DETACHED HOUSE WITH SCOPE
- SOUGHT AFTER LOCATION
- FIVE BEDROOMS (ONE ENSUITE)
- KITCHEN & UTILITY ROOM
- DISUSED SWIMMING POOL
- LOVELY LEVEL 0.66 ACRE PLOT
- 2952 SQ.FT. INCL. GGE
- FOUR RECEPTION ROOMS
- RECEPTION HALL & CLOAKROOM
- 200 SQ.FT TRACTOR/STORE/POOL HOUSE

Description

Offered with no onward chain, this extended detached house enjoys a level 0.66 acre plot being located on arguably Fetcham's most sought after road.

In need of some updating, there is just under 3,000 sq.ft. of well proportioned space which includes an integral garage. Set on a wide plot, Yew Trees offers a rare opportunity to enlarge further (STPP) and this together with internal remodelling could lead to the creation of a superb family home.

Internally, at present, there is a spacious reception hall with cloakroom, four reception rooms, a kitchen breakfast room, utility room and a double garage. On the first floor can be found a principal bedroom which enjoys a modern ensuite with separate shower and bath, three further double bedrooms, a single bedroom and family bathroom.

Outside, to the front is a gated gravel driveway providing for ample off street parking. The extensive gardens extend both to the front, side and rear and benefit from mature boundary hedging which provides for a high degree of privacy.

It should be noted that there is a disused swimming pool with has a depth of around 12' at the furthest end. Adjoining the pool area is a large (c.200 sq.ft.) brick built mower garage with electric roller door and pitched roof which if a purchaser wished to refurbish the pool would make for an ideal changing/showering and plant room.

N.B 1 -This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.



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.

Nearby 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 Green Belt countryside much of which is National Trust owned. Bocketts Farm, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.

N.B 2 - Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Tenure

EPC

Council Tax Band

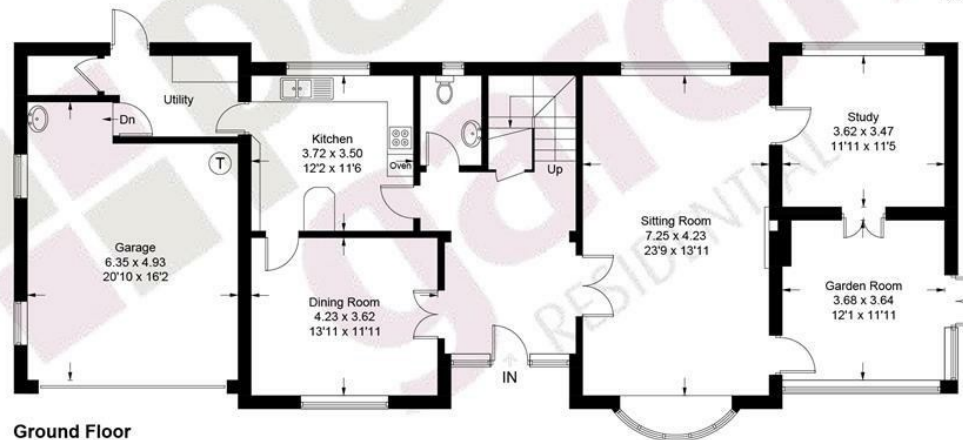
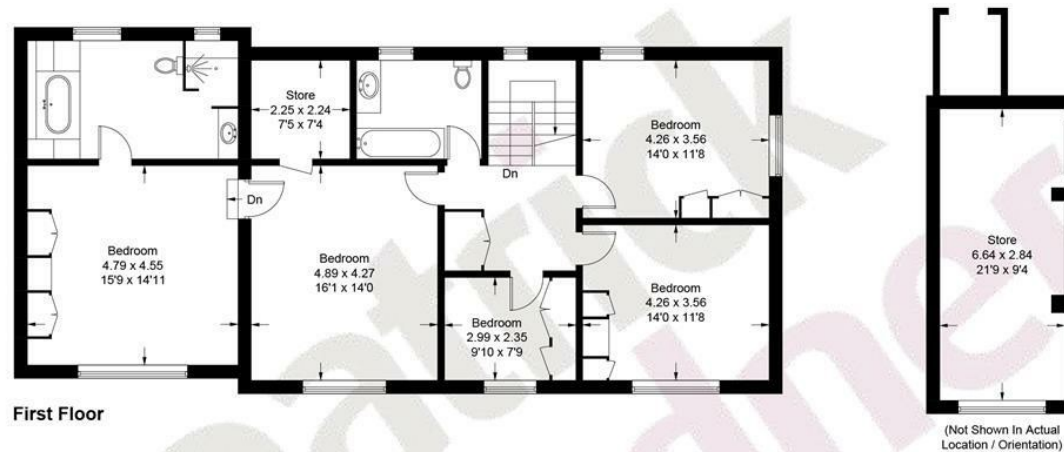
Freehold

C

G



Approximate Gross Internal Area = 274.3 sq m / 2952 sq ft
(Including Garage)
Store = 18.9 sq m / 203 sq ft
Total = 293.2 sq m / 3155 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. (ID1323097)

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