



Kennel Close, Fetcham, Surrey KT22 9PF

Price Guide £1,200,000



- DETACHED FAMILY HOUSE
- 3 RECEPTION ROOMS
- MATURE SUNNY GARDEN
- WALKABLE TO BOOKHAM VILLAGE
- EASY TRANSPORT LINKS
- 5 BEDROOMS
- INTEGRAL GRANNY ANNEXE
- DOUBLE GARAGE & PARKING
- GROUND FLOOR OFFICE
- CATCHMENT FOR EXCELLENT RATED SCHOOLS

Description

Imposing detached family house of over 3000 sq. ft on a secluded plot which includes three reception rooms, a superb kitchen/breakfast room and double garage, nestling at the end of a cul-de-sac, conveniently located within easy reach of superb local schools, village shops and station.

Steps lead to the front door and a welcoming reception hall which leads through to an impressive kitchen/breakfast room which makes an ideal entertaining space for family and friends. It incorporates a wealth of fitted floor and wall mounted cupboards, integrated appliances and a sociable island workstation. A useful boot room, utility room and cloakroom are situated neatly off the kitchen. The main reception spaces incorporate a sitting room with a focal fireplace with an inset stove with a snug and study located off. The dining room with access off the kitchen and hallway offers plenty of space for guests and the reception space is further complemented by a handy playroom to enjoy.

The first floor is accessed from the hallway and leads to the principal bedroom with fitted wardrobes and an en-suite. Bedroom two also features an en-suite and three further bedrooms are served by a family bathroom. A staircase also leads to the second floor with sizable loft room/storage. Outside the property is approached by a sweeping driveway with ample parking for a number of cars and a double garage. The garden is a particular feature of the property with al-fresco summer dining areas to take advantage of the sun.

Situation

Fetcham village offers a good variety of shopping outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre and Waitrose Local in Church Street. For leisure pursuits Nuffield Health Fitness Gym is located in The Crescent and the popular Leatherhead Theatre is also in Church Street. 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 is a short drive away and gives access to the London Orbital network. 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	D
Council Tax Band	D

G



**Approximate Gross Internal Area 3104 sq ft - 289 sq m
(Excluding Garage)**

Ground Floor Area 1687 sq ft – 157 sq m

First Floor Area 1094 sq ft – 102 sq m

Loft Area 323 sq ft – 30 sq m

Garage Area 327 sq ft – 30 sq m



43 High Street, Bookham, Surrey, KT23 4AD

Tel: 01372 452207 Email: bookham@patrickgardner.com

www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

