



Hillcrest, 51 The Ridgeway, Fetcham,  
Surrey, KT22 9BN

£1,750,000 Freehold

### Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road. Proceed along until you come to a roundabout at which point take the second turning on your left hand side into the Ridgeway and Hillcrest number 51 can be found a short way along on your left hand side.

### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: G

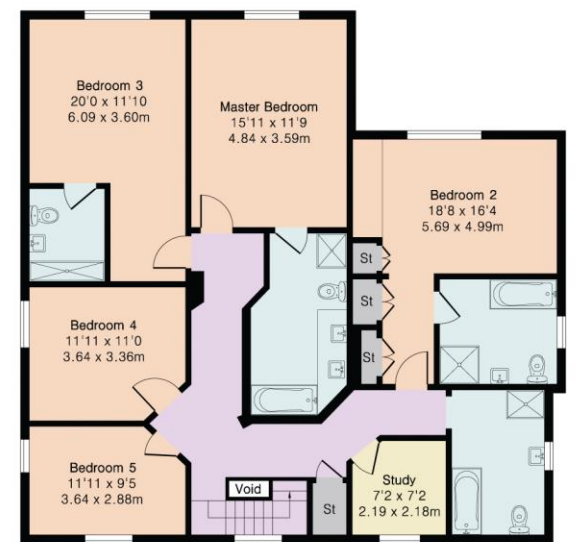


Approximate Gross Internal Area 3621 sq ft - 336 sq m  
(Including Garage)

Ground Floor Area 2198 sq ft – 204 sq m  
First Floor Area 1423 sq ft – 132 sq m



Ground Floor



First Floor

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 70      | 79        |
| EU Directive 2002/91/EC                     |   |         |           |

Bookham Office  
Rayleigh House  
32 High Street  
Great Bookham  
Tel: 01372 450255  
Email: bookhamoffice@henshaws.net

Ref: 04.26. 4253

[www.henshaws.net](http://www.henshaws.net)

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**Hillcrest 51 The Ridgeway, Fetcham, Surrey, KT22 9BN**

A superbly appointed 5 bedroom detached character home offering a lovely south westerly facing rear garden situated in a highly regarded residential road.

**THE PROPERTY**

'Hillcrest' was originally constructed in 1926 and has subsequently been substantially enlarged and modernised enabling the property to now benefit from extremely spacious and flexible accommodation as well as a light, bright and contemporary feel. On the ground floor this consists of a large welcoming entrance hall, cloakroom, 5 separate reception rooms plus a very well appointed kitchen/breakfast room with ample granite work surfaces and a separate utility room. To the first floor there are then 5 bedrooms, 3 with ensuite facilities in addition to the family bathroom plus a separate study. The property itself is approached via a sweeping 'in and out' driveway providing extensive off street parking which in turn leads to an attached double garage. A particular feature of this delightful family home is the extremely well maintained rear garden providing a wide paved sun terrace leading onto an excellent expanse of lawn, screened to all sides by mature trees and hedging. In total the garden extends to 134ft x 85ft (40m x 25m) and benefits from a sunny south westerly aspect.



**SITUATION**

The property is located within easy reach of both Bookham and Fetcham villages with the latter providing a good range of amenities to include a supermarket (Sainsburys local) and a number of other independent retailers. A more comprehensive range of amenities can be found at Leatherhead town centre including the Swan shopping centre, theatre, Waitrose supermarket and a private health club. Leatherhead train station is also close by giving a good commuter service to Waterloo, Victoria and London Bridge. The M25 can be reached at junction 9 Leatherhead offering good motorway access to both Heathrow and Gatwick airports. Also close by are excellent schools both in the state and private sector.

