



 **patrick
gardner**
RESIDENTIAL

Kennel Close, Fetcham, Surrey KT22 9PF

Prices From £795,000



- THREE BEDROOM CHALET STYLE HOME
- ATTRACTIVE WRAP AROUND GARDEN
- MATURE BOUNDARIES
- 20'7 KITCHEN/DINING ROOM
- VALMORA SHAKER STYLE KITCHEN
- BOSCH INTEGRATED APPLIANCES
- BI-FOLD DOORS TO GARDEN
- TWO HIGHLY SPECIFIED BATHROOMS
- AMPLE PARKING & EV CHARGING
- 10 YEAR BUILDZONE WARRANTY

Description

This boutique new development features two, three bedroom chalet style homes located in an elevated position on the border of Fetcham and Bookham. Surrounded by mature trees and established boundaries, both properties enjoy a high degree of privacy and seclusion.

This beautiful three-bedroom semi-detached home is build complete and ready to move into. The property features a spacious lounge, an open-plan kitchen/diner with stunning island unit, a convenient luxury shower room, as well as a second reception room which could also be used as a third bedroom. The bespoke, shaker style, kitchen by Valmora, is complemented with integrated Bosch appliances and finished with attractive quartz worktops. Upstairs, there are two generous double bedrooms served by a superb family bathroom. Outside, you'll find a delightful private garden and ample parking.

Each home boasts a stunning specification that exemplifies the highest standards of craftsmanship.

10 year Buildzone Warranty for added peace of mind.

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.

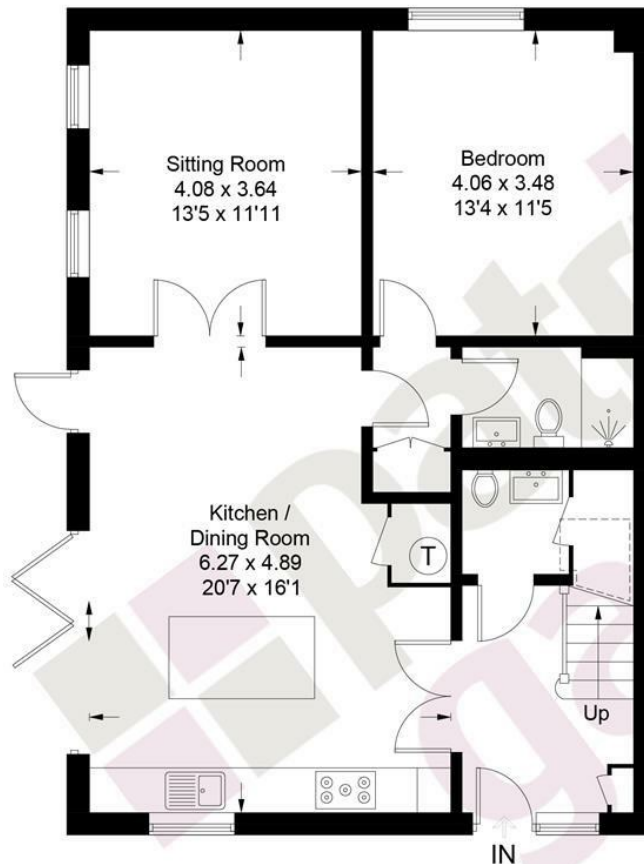
Tenure	Freehold
EPC	TBA
Council Tax Band	TBA



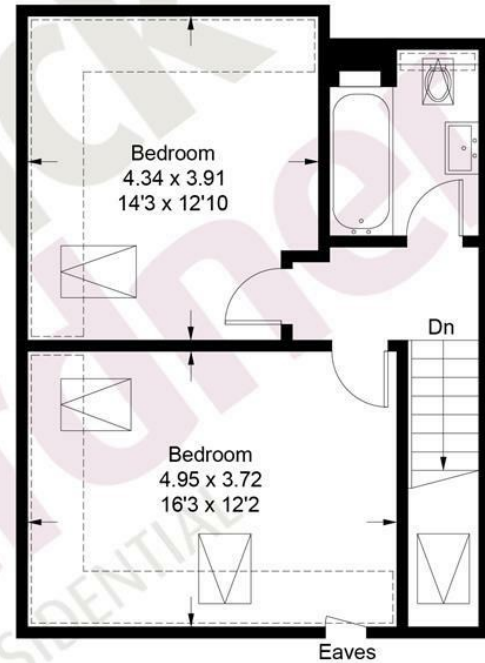


= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 125.5 sq m / 1351 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. (1239865)
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