



5 Kennel Lane, Fetcham, Surrey, KT22 9PQ

Price Guide £995,000



- DETACHED HOUSE OFFERING OVER 2,100 SQ. FT OF FLEXIBLE SPACE
- HIGH QUALITY BESPOKE KITCHEN
- THREE RECEPTION ROOMS
- CONSERVATORY
- PRINCIPAL BEDROOM WITH EN-SUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- DOUBLE GARAGE
- LARGE MATURE SECLUDED GARDEN
- EASY REACH OF LOCAL SHOPS & SCHOOLS

Description

This is a home that immediately sets itself apart. Offering over 2,100 sq ft of beautifully balanced accommodation, it combines flexibility and quality, making it ideally suited to modern family life. The ground floor has been thoughtfully arranged to provide a series of well-proportioned reception areas, allowing for both open, sociable living and quieter, more private spaces when needed. At its heart lies a high-quality kitchen by Evergreen Kitchens, seamlessly linking through to the dining room and a light-filled conservatory, creating a natural hub for everyday living and entertaining alike.

Upstairs, the property continues to deliver, with four generously sized bedrooms arranged around a central landing. The principal suite is particularly impressive, while the additional bedrooms provide excellent versatility for family, guests or home working. Two well-appointed bath and shower rooms ensure the home functions effortlessly for busy households.

Recent upgrades, including photovoltaic panels, updated consumer unit and high quality, secure and thermally efficient doors and windows, mean that the essential, and often overlooked, investments have already been made, allowing an incoming purchaser to focus purely on lifestyle rather than expenditure.

The rear garden is a genuine highlight; mature, private and thoughtfully established. It offers a peaceful retreat that is rarely found, perfectly suited to both entertaining and day-to-day family enjoyment. A substantial garage offers plenty of additional storage.

In essence, this is a home of real substance, offering immediate comfort, long-term flexibility and the kind of underlying quality that is increasingly hard to find.

Situation

Situated in a popular road the property is a leisurely walk to the local newsagents shop and equidistant of Fetcham and Bookham Village. Just around the corner are the Spring Grove ponds while a few minutes' walk in the other direction will take you straight onto Bookham Common. The National Trust owned land is great for walkers, cyclists and riders alike.

Both Fetcham and Bookham villages offer a wide range of shops and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants, is located 2.5 miles away and offers a main line station with services to London. The property is also on the 479 bus route.

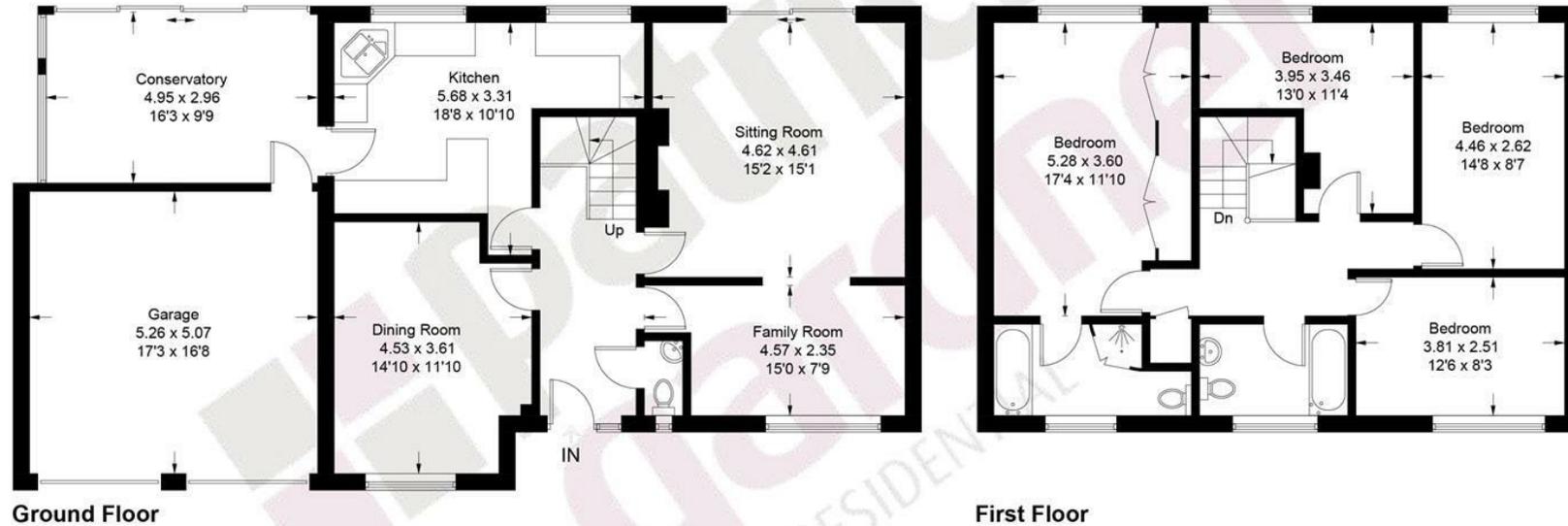
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

Tenure	Freehold
EPC	C
Council Tax Band	G



Approximate Gross Internal Area = 196.4 sq m / 2114 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. (ID1285589)
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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

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