



6 Ten Acres, Fetcham, Surrey, KT22 9XQ

Asking Price £749,950



- PRIVATE CUL-DE-SAC LOCATION
- SHOWER ROOM & ENSUITE SHOWER ROOM
- KITCHEN BREAKFAST ROOM
- SOUTH WEST BACKING GARDEN
- WITHIN EASY REACH OF BOTH BOOKHAM & FETCHAM VILLAGE
- 3 DOUBLE BEDROOMS WITH WARDROBES
- DUAL ASPECT LIVING ROOM
- SEPARATE DINING ROOM
- DRIVEWAY PARKING & TANDEM GARAGE
- CATCHMENT AREA FOR POPULAR LOCAL SCHOOLS

Description

Nestled in the peaceful private cul-de-sac of Ten Acres, Fetcham, this spacious detached house offers a delightful blend of comfort and convenience. The property boasts a generous layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining.

As you open the front door you are welcomed into a bright entrance hall with a downstairs cloakroom and understairs storage cupboard. There is a good sized dual aspect sitting room with a feature fireplace and sliding doors out to the garden. There is a second reception room, currently used as a dining room, with a large built in cupboard. The kitchen breakfast room is situated at the rear of the property overlooking the rear garden.

The home comprises three well-proportioned double bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage for your belongings. With two shower rooms, including an en-suite to the principal bedroom, the property caters perfectly to family living or guests. Off the landing is the airing cupboard and access to the partially boarded loft space.

To the front of the property is a well maintained front garden and driveway parking for two vehicles. There is a tandem length garage with an electric door, power, light and a rear door. Gated side access leads to the south-west facing garden which is a true highlight, offering a sun-drenched space ideal for outdoor gatherings or simply enjoying a quiet moment in nature. The garden has an average depth of 51' and offers a good sized patio adjoining the rear of the house, lawn, established borders and a garden shed.

Situation

Situated approximately midway between Fetcham and Bookham with Fetcham village shops being approx 1.2 miles away and Bookham village shops being just 1.4 miles. Both villages offering a good range of shops, amenities, doctors and dental surgeries and popular local schools.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore. Norbury Park is also nearby; being just a five minute walk away.

Nearby recreational facilities include the Beaverbrook Estate nestled in the Surrey Hills, the private members Nuffield Health Club in central Leatherhead and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Leatherhead town centre is located 2.1 miles away and offers a more comprehensive range of shops and a main line station with frequent rail services to London/Guildford.

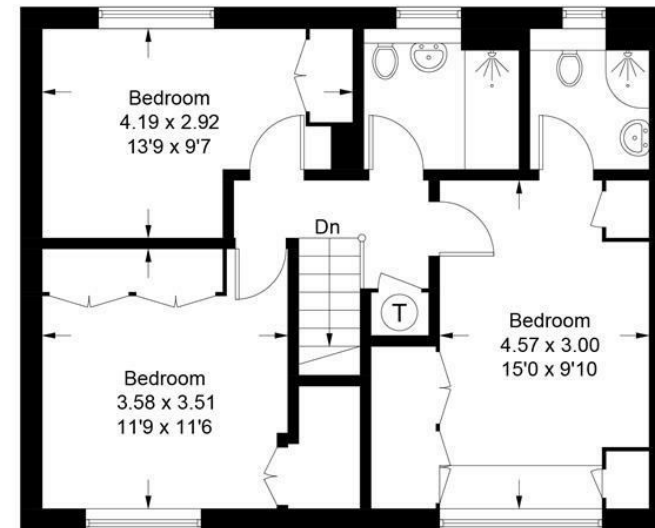
Tenure	Freehold
EPC	C
Council Tax Band	F
Residents Association Charge	£90 per annum



Approximate Gross Internal Area = 117.6 sq m / 1266 sq ft
Garage = 29.0 sq m / 312 sq ft
Total = 146.6 sq m / 1578 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. (ID1181737)

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