



27 The Glade, Fetcham, Surrey, KT22 9TQ

Asking Price £975,000



- DETACHED FOUR BEDROOM FAMILY HOME
- PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM
- MODERN KITCHEN
- SOUTH WEST GARDEN
- EASY WALK TO BOOKHAM COMMON
- APPROXIMATELY THIRD ACRE CORNER PLOT
- DUAL ASPECT FAMILY ROOM
- SPACIOUS SITTING ROOM
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS
- 0.7 MILE WALK OF BOOKHAM STATION

Description

Occupying a superb corner position and set within approximately a third of an acre, this detached four-bedroom home combines modern living spaces with a light and versatile layout, making it ideal for family life.

The welcoming entrance hallway gives access to a cloakroom and staircase to the first floor. To the rear, the sitting room is a bright, inviting space with patio doors opening onto the garden and a feature wood-burning stove, perfect for cosy evenings. A door from here leads into a study/home office overlooking the front garden – ideal for remote working.

At the heart of the home is a contemporary kitchen, fitted with a central granite island and access to the garden. The kitchen flows seamlessly into a superb dual-aspect family room, flooded with natural light, with bi-fold doors leading out to the garden and an open connection back to the sitting room – creating a sociable and flexible layout.

On the first floor, the principal bedroom benefits from an en suite bathroom. There are two further double bedrooms, one with fitted wardrobes, plus a fourth single bedroom. A modern family shower room completes the accommodation.

Outside, the property enjoys an expansive plot of around one-third of an acre, with South West gardens wrapping around the home to provide both seclusion and space for families. A large patio with dedicated dining area creates the perfect setting for outdoor entertaining, while wide lawned areas add to the sense of privacy and scale. To the front, there is a double garage with electric door and plenty of driveway parking, enhancing the property's practicality as well as its appeal.



Situation

Situated in a quiet favoured road the property is a leisurely 5 minute walk to the local newsagents shop, under a mile to Fetcham Village and just over a mile to 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.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, 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.

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

Tenure

Freehold

EPC

B

Council Tax Band

G



Approximate Gross Internal Area = 143.4 sq m / 1543 sq ft
 Garage = 25.0 sq m / 269 sq ft
 Total = 168.4 sq m / 1812 sq ft
 (Excluding Outside Dining Area)



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. (ID1235551)
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