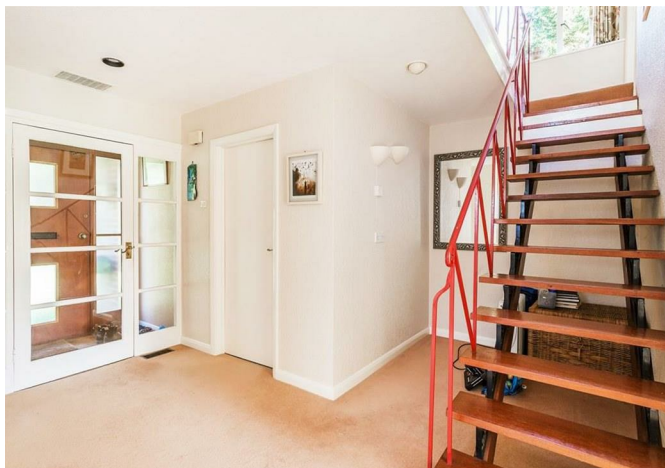




41 Lower Road, Fetcham, Surrey, KT22 9EL

Price Guide £900,000



- LOVELY MATURE PLOT - 0.594 ACRES
- POTENTIAL FOR SELF BUILD REPLACEMENT
- HALL & DOWNSTAIRS SHOWER/W.C.
- KITCHEN & UTILITY ROOM
- 3-4 FURTHER BEDROOMS & FAMILY BATHROOM
- IN NEED OF MODERNISATION
- SOUTHERLY REAR FACING GARDEN
- 3-4 RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- GARAGE

Description

This detached chalet style house is situated in a sought after location on the Lower Road and offers a new owner a genuine opportunity to either extend, refurbish and modernise the existing property or alternatively seek a planning consent to demolish and build a substantial house.

Set on a southerly rear facing plot of just under 0.6 acres, the property is approached via long drive set between mature trees. The rear garden is mainly lawned with inset fruit trees and areas planted with wild flowers/spring bulbs, 2 greenhouses, 2 summerhouses, shed and 4 wildlife ponds.

The house itself requires modernisation and it should be noted that the heating system requires replacement. The present accommodation is flexible; on the ground floor there is an entrance hall off which is a downstairs shower room/cloakroom, a sitting room with open fire and separate dining room, study and family room/bedroom 5. The kitchen is double aspect and from there a door leads to the utility room. On the first floor there are 4 bedrooms (ensuite to principal), all with fitted wardrobes and family bathroom. Over the kitchen/utility room is a large storage space.

N.B. The mature trees including the Yew trees within the front garden are protected by a blanket Tree Preservation Order TPO/114/4/V.



Situation

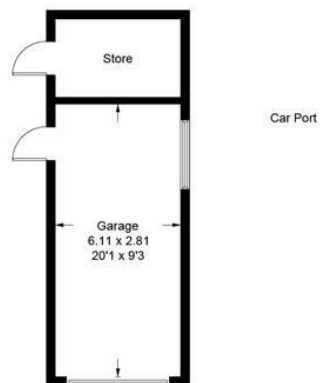
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. 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 can be found on the Ashted side of Leatherhead. 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	E
Council Tax Band	G



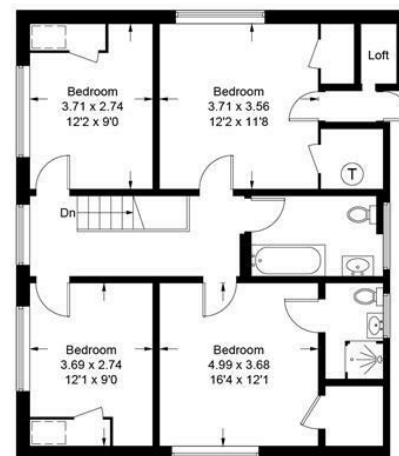
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 175.7 sq m / 1891sq ft
 Garage and Store = 22.4 sq m / 241 sq ft
 Total = 198.1 sq m / 2132 sq ft

= Reduced headroom below 1.5m / 5'0



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. (ID941546)

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