



**patrick
gardner**
RESIDENTIAL

6 The Berkeleys, Fetcham, Surrey, KT22 9DW

Offers In The Region Of £1,525,000



- BEAUTIFULLY PRESENTED DETACHED HOUSE
- SOUGHT AFTER CUL-DE-SAC
- EXTENDED & RECENTLY REFURBISHED
- SPACIOUS RECEPTION HALL
- DOUBLE ASPECT SITTING ROOM
- 5 BEDROOMS PLUS 1 BEDROOM ANNEXE
- TOTALLY PRIVATE LANDSCAPED GARDENS
- 3 SUMPTUOUS BATHROOMS
- BESPOKE OPEN PLAN KITCHEN/DINER
- SPACIOUS STUDY WITH FITTED FURNITURE

Description

Set in a highly sought after and peaceful cul-de-sac of just 9 houses, just off The Mount, this extended, remodelled and refurbished detached family house extends to just under 3,000 sq.ft. (including outbuildings) being set on an attractive landscaped 0.26 acre plot which is not overlooked.

The ground floor comprises a spacious Reception Hall off which are doors leading to the principal reception rooms which includes a double aspect 23' in length sitting room which features an open fireplace and double doors out onto the rear terrace/garden. The Study is fitted with quality Hyperion furniture which makes for a superb work from home office. Double doors lead from the hall into the 'hub of the home' where there is a luxurious bespoke kitchen by Rotpunkt with integrated NEFF appliances, Quooker tap and granite worktops which extends into a large breakfast bar. In addition to space for a dining table there is room for a small sofa and there are doors out to the rear garden. Off the kitchen is a large utility room and a side lobby from where there are doors to the family room or if desired self contained annexe which could comprise a living room, double bedroom and shower room.

The first floor comprises the Principal Bedroom with ensuite shower room, 4 further bedrooms and a family bathroom.

Externally there is an attached single garage with off road parking for 4 cars (and electric charging point) to the front together with a well maintained front garden. The rear garden is a particular feature having been professionally landscaped to comprise a wide terrace, shaped lawns, specimen shrubs and trees, lit rockery with pond and waterfall, summerhouse (with light & power) and 2 storage sheds.

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 nearby local Fetcham 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 Ashtead 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. A short walk will take you to the Norbury Park area of the North Downs which is great for hiking and cycling.

Tenure

Freehold

EPC

C

Council Tax Band

G

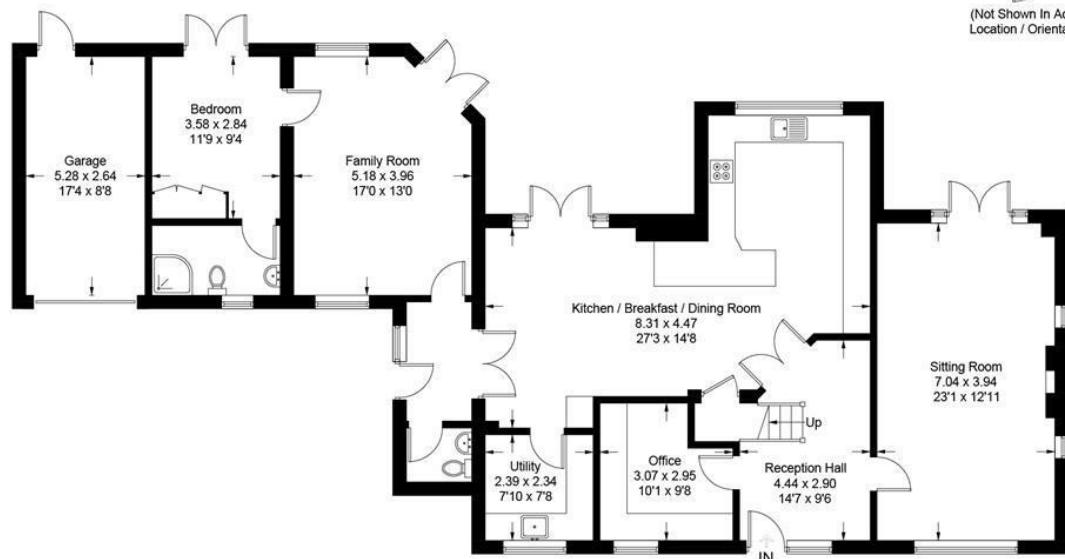


Approximate Gross Internal Area = 231.4 sq m / 2491 sq ft

Outbuildings = 45.0 sq m / 484 sq ft

(Including Garage)

Total = 276.4 sq m / 2975 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. (ID1254731)

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