



27 Cannonside, Fetcham, KT22 9LE

Price Guide £775,000



- STUNNING FAMILY HOME
- FOUR BEDROOMS (ONE ENSUITE)
- BEAUTIFUL 160' REAR GARDEN
- 28'9 SITTING ROOM
- SUMMERHOUSE & DECKING
- 1997 SQ.FT. INCL. CABIN
- TWO BATHROOMS
- SUPERB KITCHEN BREAKFAST ROOM
- AMPLE OFF STREET PARKING
- VENDOR SUITED

Description

This beautifully appointed family home offers just under 2000 sq.ft. of stylish accommodation whilst enjoying a quiet residential location and within walking distance of local schools and Fetcham Village.

The ground floor accommodation includes a spacious reception hall, two double bedrooms (one currently used as a dining room), family bathroom with separate shower and bath, 29'9 sitting room with doors to terrace and superb kitchen breakfast room with integrated appliances, Quartz work surfaces and breakfast bar. Upstairs, the landing has a useful range of cupboards, there are two further double bedrooms, the principal bedroom featuring fitted wardrobes and ensuite bathroom.

Outside, there is a gravel driveway providing ample off street parking, side access leads a simply wonderful garden, lovingly maintained to comprises extensive terrace, large lawn with well stocked flower borders and path to an ideal entertaining area featuring large cabin and decked terrace.

Tenure	Freehold
EPC	C
Council Tax Band	E



Situation

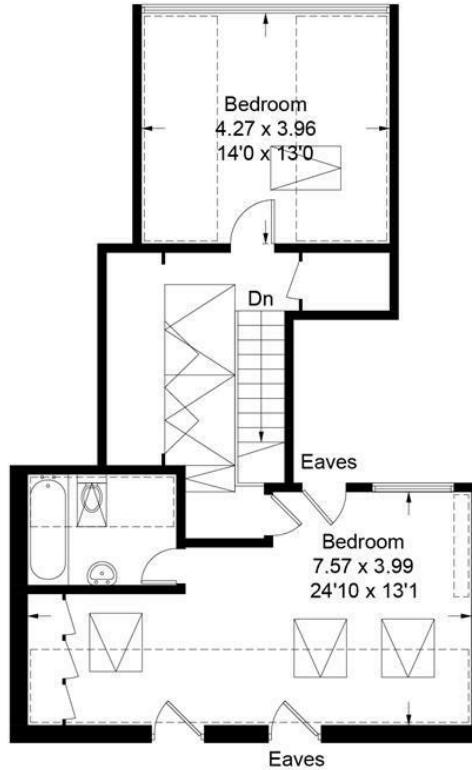
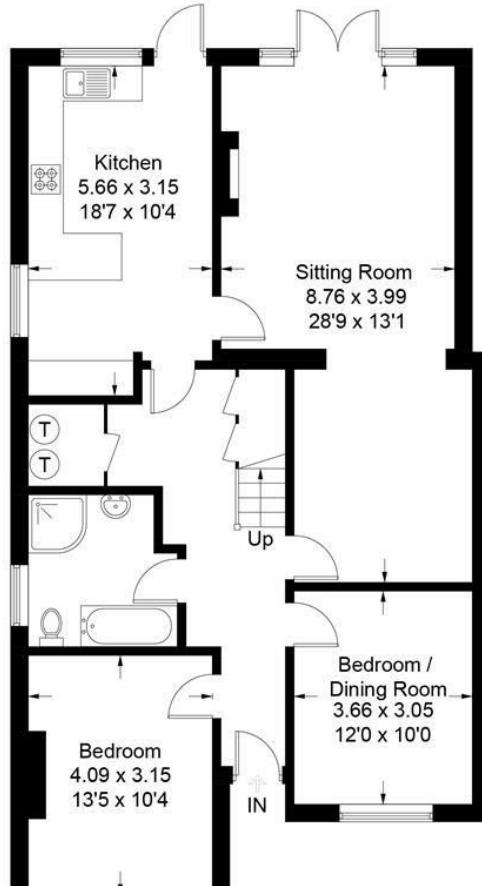
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

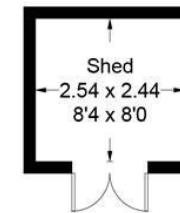
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Denbies Wine Estate and Polesden Lacy provide great family outdoor entertainment.

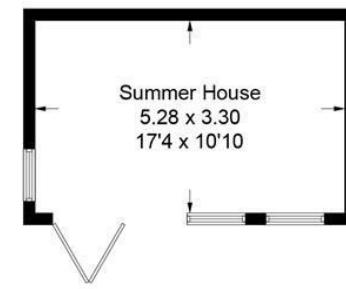
Approximate Gross Internal Area = 161.8 sq m / 1742 sq ft
 Summer House / Shed = 23.7 sq m / 255 sq ft
 Total = 185.5 sq m / 1997 sq ft



[Dashed box] = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



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