



Hill House, 9 Church Close, Fetcham, Surrey, KT22 9BQ

Price Guide £1,150,000



- 5 BEDROOM DETACHED HOUSE
- ENTRANCE HALL
- 3 RECEPTION ROOMS
- UTILITY ROOM
- DOUBLE GLAZED WITH GAS FIRED HEATING
- 2,863 SQ.FT INCL GARAGING
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- 2 BATHROOMS
- NO ONWARD CHAIN

Description

This spacious detached 5 bedroom family house enjoys an elevated position in a sought after residential area of Fetcham. Set on a good sized plot and enjoying a sunny southerly aspect, this house which has been in the same ownership for the last 43 years now offers a new owner a genuine opportunity to extend and remodel to create contemporary living space.

All the rooms are of a good size and on the ground floor there is a large entrance hall, cloakroom, sitting room with open fireplace, dining room, study, I-shaped kitchen and separate utility room.

On the first floor, there is a large landing complemented by 4 double sized bedrooms and 1 large single bedroom, with the principal bedroom having an ensuite bathroom. The remaining 4 bedrooms are served by a family bathroom.

Attached are two interconnecting single garages with ample off road visitor parking to the front.

The front garden is mainly lawned with screening boundary hedging with side access around to the rear garden. The sunny rear garden is about 70' wide by 65' deep and is lawned with screening boundary shrubs and trees with a large patio set immediately adjoining the rear of the house.

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'Abernion 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 Ashted 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 or great family outdoor entertainment.

Tenure

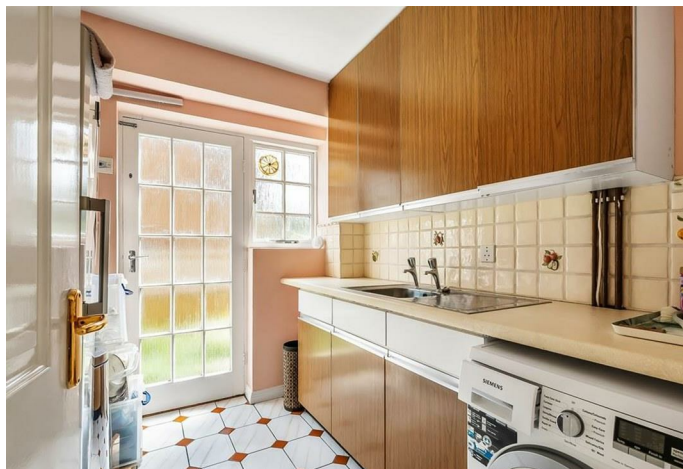
Freehold

EPC

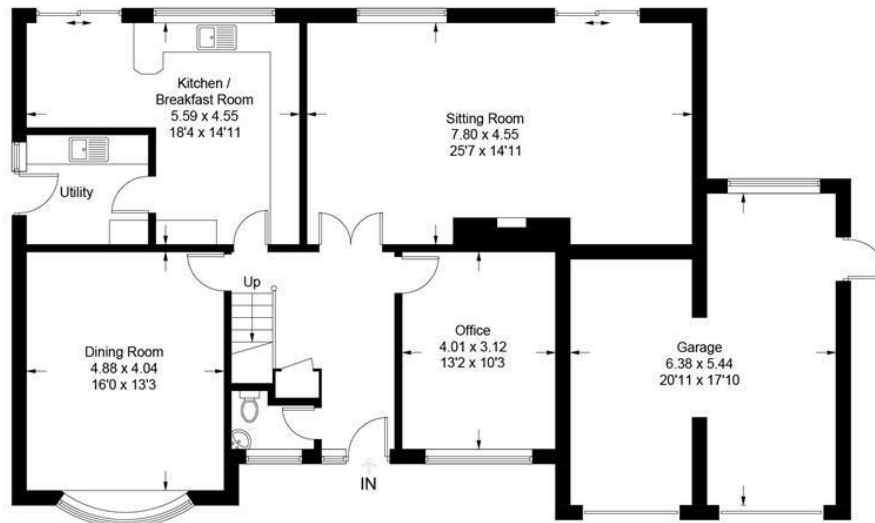
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Council Tax Band

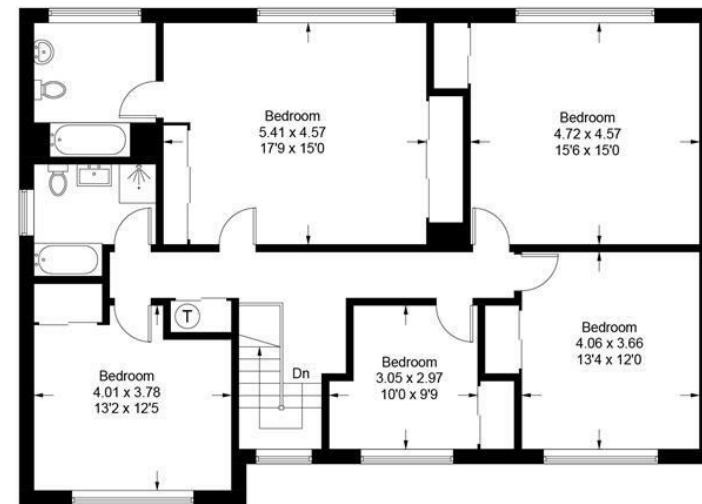
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Approximate Gross Internal Area = 234.8 sq m / 2527 sq ft
 Garage = 31.2 sq m / 336 sq ft
 Total = 266.0 sq m / 2863 sq ft



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. (ID1213787)
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