



**patrick
gardner**
RESIDENTIAL

Plot 2, High Oak, 80A Lower Road, Fetcham, Surrey, KT22 9NG

Price Guide £1,195,000



- 4 BEDROOM DETACHED HOUSE
- OPEN PLAN LIVING SPACE
- UNDERFLOOR HEATING
- HIGH SPECIFICATION
- 10 YEAR BUILD WARRANTY
- EXCEPTIONAL INTERIOR FINISHES
- CUSTOM BUILT KITCHEN
- BI-FOLD DOORS
- EV CHARGING POINT
- EXCELLENT LOCATION

Description

Built by locally renowned developer Arthur James Developments, High Oak is a stunning 4 bedroom detached house. This property has a welcoming curb appeal with beautiful elevations, exceptional finish and thoughtful attention to detail throughout.

The property offers flexible accommodation perfectly suited for family life. The hub of the home features an open plan kitchen/dining/family room boasting stone worktops and a central island with ample storage and high end integrated appliances. The light and airy living space enjoys a spacious family area with glazed bi-fold doors opening onto the terrace and a beautifully landscaped garden. The ideal space for entertaining. There is also a convenient ground floor cloakroom just off the reception hall as well as a separate utility room and study.

This magnificent home boasts 4 spacious bedrooms and three luxurious bathrooms across 2,000 sq. ft of opulence and modernity. The principal bedroom is well designed with a dressing area and en-suite bathroom, with stylish fitted wardrobes providing excellent storage. Bedroom 2 also benefits from fitted wardrobes and its own en-suite bathroom. Bedrooms 3 and 4 share the family bathroom.

The house has the ideal space for an outdoor entertainment area with a superbly laid rear terrace as a well as a garage, driveway and EV charging point.



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.

Leatherhead main line railway station offers 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.

Tenure

Freehold

EPC

A

Council Tax Band

G

Approximate Gross Internal Area = 194.2 sq m / 2090 sq ft

Garage = 19.5 sq m / 210 sq ft

Total = 213.7 sq m / 2300 sq ft



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. (ID1020207)

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