



**Summer Roost**, Hawks Hill Close, Fetcham, Leatherhead KT22 9DL

**£1,695,000 Freehold**



## Summer Roost, Hawks Hill Close, Fetcham, Leatherhead, Surrey, KT22 9DL



- DETACHED FAMILY HOUSE
- 3414 sq.ft.incl.garaging
- 29' KITCHEN/DINING ROOM
- FOUR RECEPTION ROOMS
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- DOUBLE GARAGE
- LANDSCAPED GARDENS
- CUL-DE-SAC
- NO CHAIN

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**The Property** This attractive and spacious detached family house is set in a sought after private cul-de-sac on the Leatherhead 'side' of Fetcham. The property's tile hung external elevations are complemented by well presented internal accommodation.

The front door leads into a spacious entrance hall off which there is access to all four reception rooms. A particular feature of this lovely home is the 29'2" in length kitchen/dining room which includes an array of integrated appliances with space for breakfast table, large central island and bi-folding doors to the rear terrace. There is a separate utility room with adjoining cloakroom. Stairs from the hall lead to a lovely galleried landing to five double bedroom. There is a splendid master bedroom suite which comprises a bedroom of 14'10 x 14'7 incorporating along one wall a range of fitted wardrobes plus a separate dressing room and en suite with separate shower and bath. For guests, there is a further double bedroom with fitted wardrobes and en suite whilst the three remaining double bedrooms are all served by a stylish family bathroom.

Outside, to the front there is a brick paviour driveway providing access to the detached double garage which has a personal door out to the rear. A large rear terrace with retaining wall and steps to the lawn bordered with a mature tree backdrop and screened with well maintained shrubs and fencing. Conveniently for a purchaser there is no onward chain.

**N.B. Hawks Hill Close road charge (all houses) £50 per annum.  
Summer Roost, Little Oaks & Foxes Den each pay an extra £75 per month  
(gardening, lighting, gate maintenance, insurance and float)**

**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.

EPC **B** & Council Tax Band **H**

PGL4712





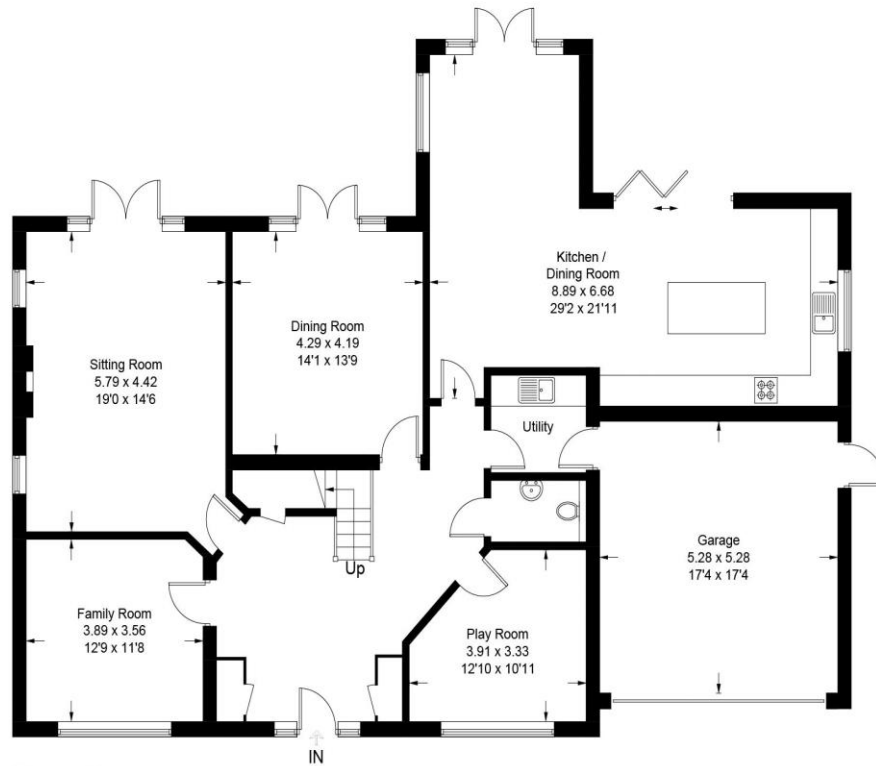




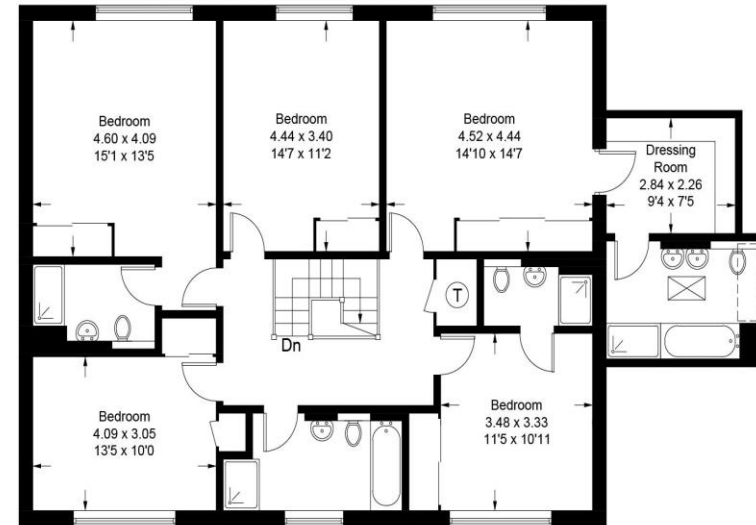
Approximate Gross Internal Area = 317.2 sq m / 3414 sq ft  
(Including Garage)



 = 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. (ID865161)

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