



11 Gatesden Road, Fetcham, Surrey, KT22 9QW

Price Guide £1,350,000



- IMPRESSIVE DETACHED FAMILY HOUSE
- THREE RECEPTION ROOMS
- RECEPTION HALL & CLOAKROOM
- OFF STREET PARKING
- 2,676 SQ.FT.
- FIVE BEDROOMS
- BESPOKE KITCHEN BREAKFAST ROOM
- 175' REAR GARDEN
- SHORT WALK TO SCHOOLS
- NO CHAIN

Description

This impressive double fronted 1930's detached family house offers 2,676 sq.ft. whilst enjoying a delightful 175' Southerly facing rear garden.

Beautifully presented throughout, a lovely reception hall with cloakroom gives way to three separate reception rooms including a large family room, dining room and sitting room with doors to the rear terrace. The hub of the house is an open plan kitchen/breakfast room featuring bespoke painted cabinets, central island with breakfast bar, integrated appliances and utility room.

Upstairs there is a spacious landing, a delightful principal bedroom with ensuite, three further double bedrooms, fifth bedroom (currently used as a study) and modern family bathroom with separate shower and bath.

To the front, an 'in/out' driveway provides ample off road parking. The rear garden has a Southerly aspect and features an extensive terrace and impressive lawn with mature boundary hedging and trees.

Conveniently for a purchaser there is no onward chain.

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 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, Polesden Lacey and Norbury Park offer great family days out.

Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 248.6 sq m / 2676 sq ft
Garden Room = 14.7 sq m / 158 sq ft
Total = 263.3 sq m / 2834 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. (ID1301078)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 Email: leatherhead@patrickgardner.com
www.patrickgardner.com

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