



 **patrick**
gardner
RESIDENTIAL

139 Cobham Road, Fetcham, Leatherhead, Surrey, KT22 9HX

Price Guide £830,000



- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- SITTING ROOM
- CLOSE TO VILLAGE & SCHOOLS
- SOUTHERLEY FACING GARDEN

- 1769 SQ.FT.INCL.GGE
- TWO BATHROOMS
- SUPERB KITCHEN/DINING ROOM
- LARGE DRIVEWAY
- LARGE GARAGE

Description

This beautifully presented and extended four bedroom detached family house is ideally situated close to Fetcham Village and local schools whilst set on a sunny Southerly facing plot.

An enclosed porch with coats hanging space leads through to the hall with small under stairs cupboard and downstairs cloakroom. The front sitting room features a wide bay window and attractive fire place (not currently in use). To the rear of the property is a superb open plan living space incorporating living room, dining area with patio doors to the garden and stylish kitchen with solid wood work surfaces, built-in AEG oven and hob, large central peninsular and utility cupboard.

On the first floor, the master bedroom is a large double and enjoys a rear aspect over the garden, there is a second double bedroom and good sized single bedroom sharing a modern family shower room. Stairs from the first floor lead to the forth bedroom and bathroom.

Outside, there is a large gravel driveway with ample off street parking and provides access to a wide than usual tandem garage with rear personal door. The rear garden has a Southerly aspect with extensive terrace edged with sleepers and good sized lawn bordered with mature trees and flower beds.



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, Denbies Wine Estate and Norbury Park offer great family days out.

Tenure

Freehold

EPC

C

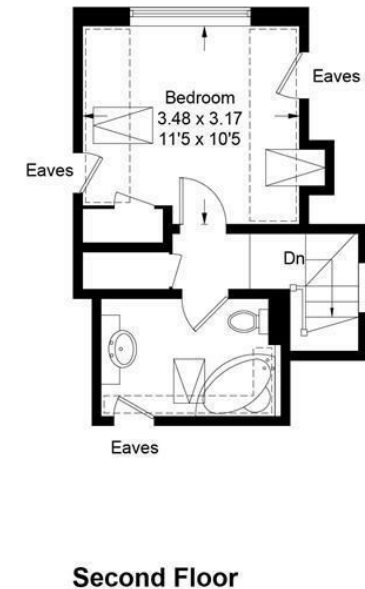
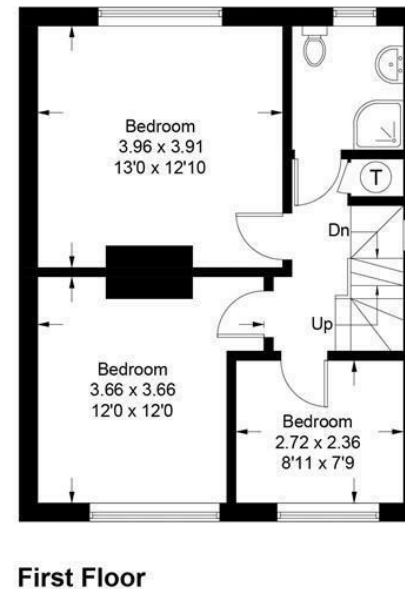
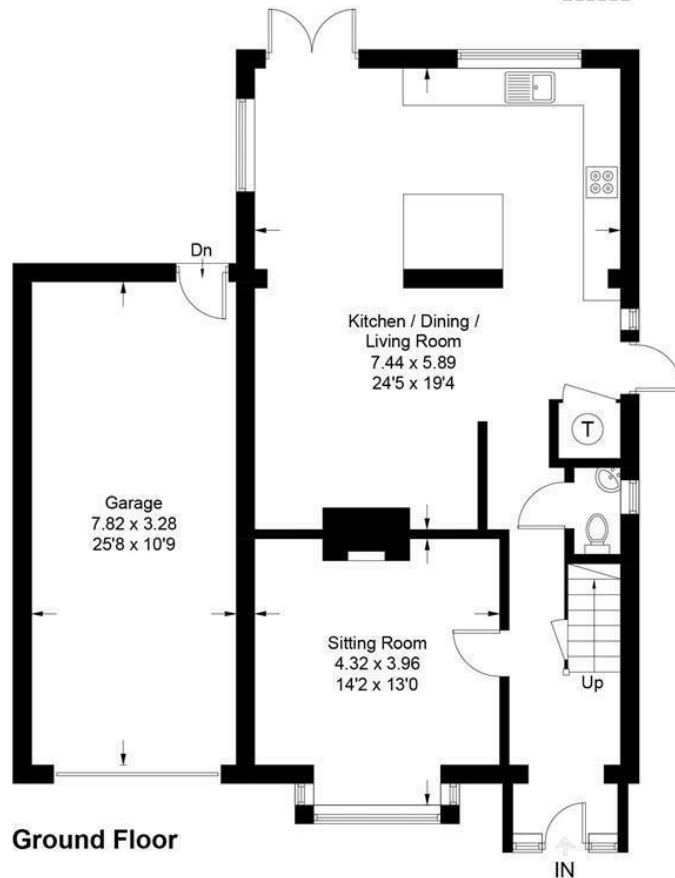
Council Tax Band

F

Approximate Gross Internal Area = 138.4 sq m / 1490 sq ft
 Garage = 25.9 sq m / 279 sq ft
 Total = 164.3 sq m / 1769 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID681467)
 www.bagshawandhardy.com © 2020

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

