



11 Cedar Drive, Fetcham, Leatherhead, Surrey, KT22 9ET

Price Guide £1,190,000





- DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- KITCHEN BREAKFAST ROOM + UTILITY
- PRINCIPLE BEDROOM EN SUITE
- DOUBLE GARAGE + CAR CHARGING
- JUST UNDER 2500 sq.ft
- THREE RECEPTION ROOMS
- GALLERIED LANDING
- WELL MAINTAINED FRONT & REAR GDNS
- CUL-DE-SAC



## Description

This detached family home, built in the 1980's by Martin Grant Homes is an attractive home being set on mature plot in a sought after cul-de-sac. The property is set centrally on its plot and enjoys a NW aspect within mature landscaped and secluded gardens. A sweeping driveway offers plentiful visitor parking and access to a double garage with storage space above.

Internally, the property is beautifully presented throughout, the modernised accommodation includes the spacious reception hall and galleried landing. The Sitting Room features a stylish fireplace with slate hearth and French Doors out onto the patio and Rear Gardens. The Kitchen/Dining/Breakfast Room is beautifully appointed and features modern shaker style cabinets with Quartz working surfaces, integrated appliances and a separate utility room. Double doors leading to a splendid Orangery with underfloor heating and lovely outlook over the rear garden. There is a study (currently used as a gym) with personal door to the integral double garage. Stairs to a galleried landing lead to the master bedroom with range of built in wardrobes and en suite with walk-in shower. There are two further double bedrooms and two small double bedrooms which share a modern family bathroom.

The front and rear gardens are attractive and well maintained. The rear garden enjoys a NW aspect featuring good sized terrace, shaped lawns, a wealth of plants enriched with garden lighting. The property has solar panels and a car charging point in the garage.



## Situation

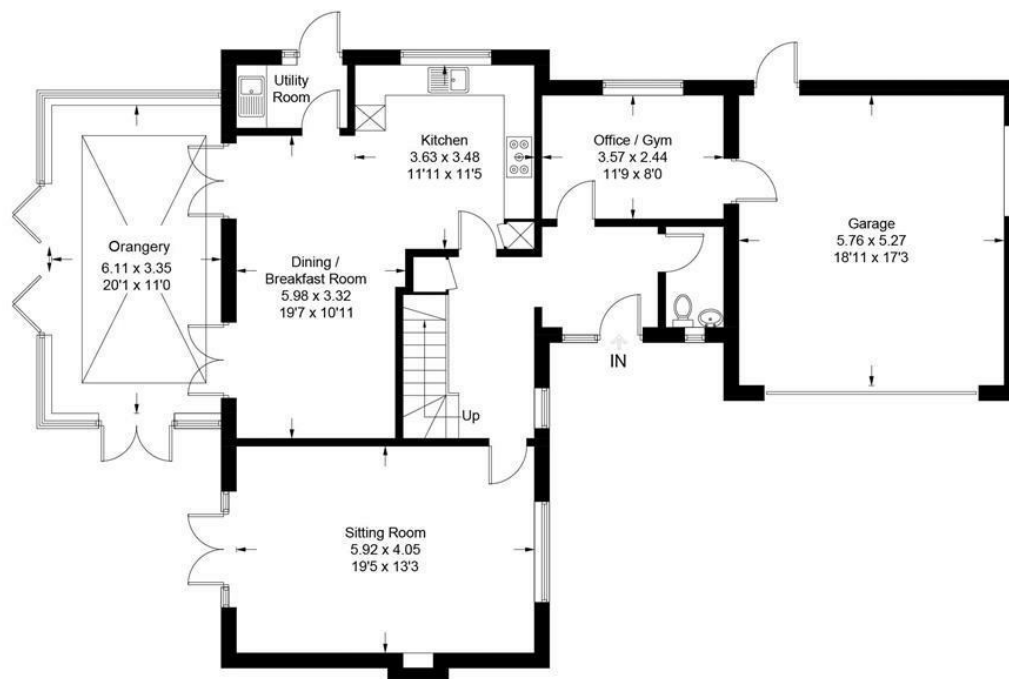
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) 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.

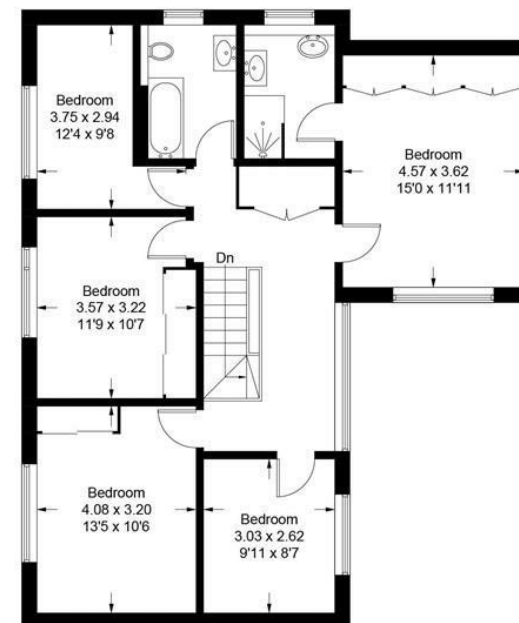
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

Tenure	Freehold
EPC	C
Council Tax Band	G

Approximate Gross Internal Area = 227.5 sq m / 2449 sq ft  
(Including Garage)



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. (ID894740)  
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