



23 Lodge Close, Fetcham, KT22 9QZ

Offers In Excess Of £600,000



- EXTENDED SEMI-DETACHED HOUSE
- 25'4 OPEN PLAN SITTING/DINING ROOM
- CONSERVATORY
- 130' WEST FACING GARDEN
- GARAGE & PARKING
- FOUR BEDROOMS
- KITCHEN
- LUXURY BATHROOM
- CLOSE TO VILLAGE & SCHOOLS
- CUL-DE-SAC

Description

This beautifully presented four bedroom semi-detached house offers 1380 sq.ft (+garage) of bright and spacious accommodation over three floors whilst enjoying a 130' West facing garden.

The stylish family layout comprises a reception hall, 25'4 open plan sitting/dining room with log burning stove and part-paneled walls, kitchen/breakfast room, conservatory and cloakroom.

On the first floor are two double bedrooms, single bedroom (currently used as a study) and large luxury family bathroom with separate shower and bath. From the landing, stairs lead to a superb 19'11 bedroom with play/dressing area.

Outside, there is off street parking, side access leads to a brick built single garage and terrace with steps to a lovely 130' West facing garden with good sized lawn.

Tenure	Freehold
EPC	D
Council Tax Band	D

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 private schools in the vicinity including Parkside 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 and Boots. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose and Nuffield Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

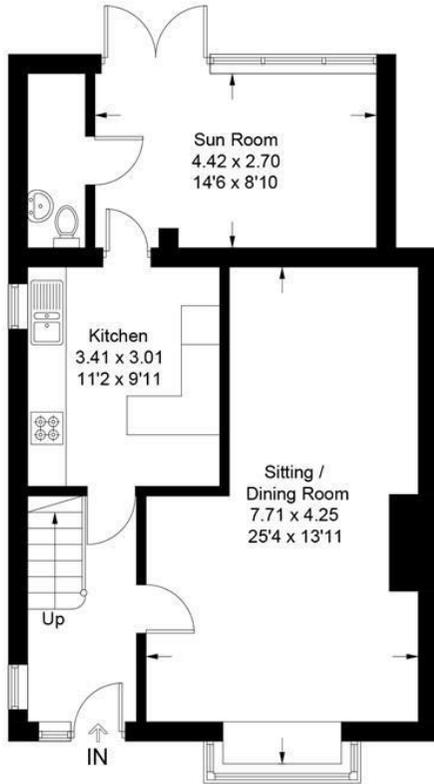
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Polden Lacey, Denbies Wine Estate and Bocketts Farm are on the doorstep and provide excellent outdoor family entertainment.

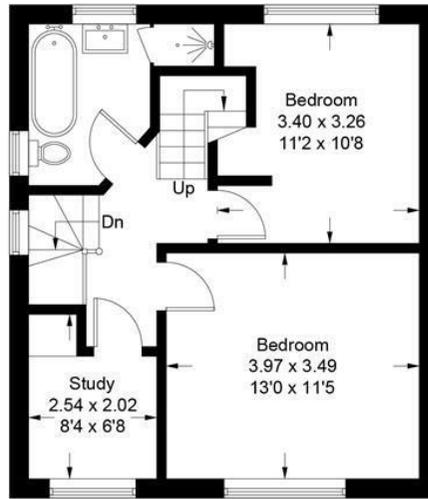


 = Reduced headroom below 1.5m / 5'0"

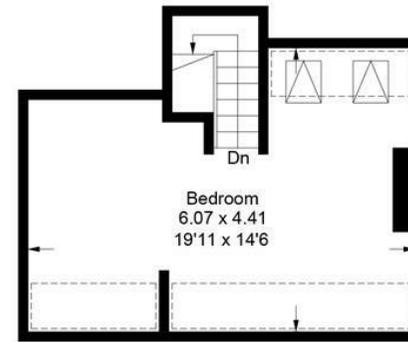
Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 142.1 sq m / 1530 sq ft



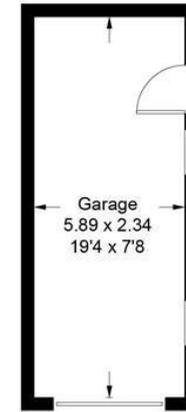
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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. (ID1197527)

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