



**patrick  
gardner**  
RESIDENTIAL

7 The Berkeleys, Fetcham, KT22 9DW

Price Guide £1,250,000



- BERKELEYS BUILT DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- MATURE SOUTH WEST FACING GARDEN
- LARGE GARDEN HOME OFFICE
- HIGHLY DESIRABLE CUL-DE-SAC
- THREE RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- DETACHED DOUBLE GARAGE
- NO CHAIN

## Description

Built by Berkeley Homes in 1987, this lovely detached family house is set on a mature South West facing plot just off The Mount in one of Fetcham premier addresses.

Owned since new, the well maintained accommodation comprises a reception hall with cloakroom, 23' x 13' double aspect sitting room with adjoining conservatory, dining room, study and extended kitchen breakfast room with lovely views over the garden and separate utility room.

Upstairs, an impressive 16 x 14' principal bedroom has a range of wardrobes and en suite with large shower enclosure, there are four further bedrooms (three with fitted wardrobes) and family bathroom.

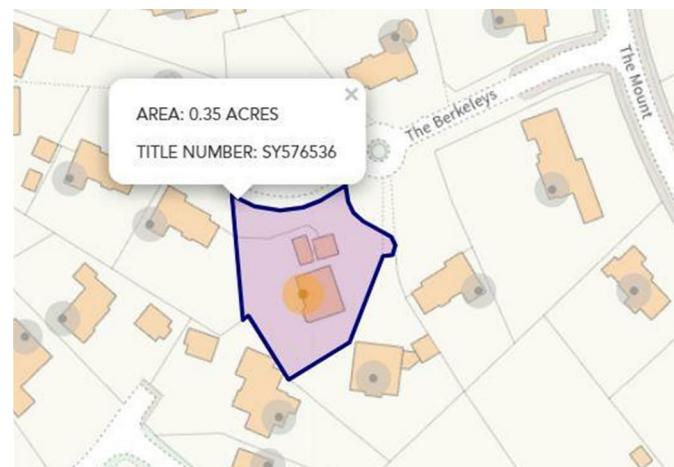
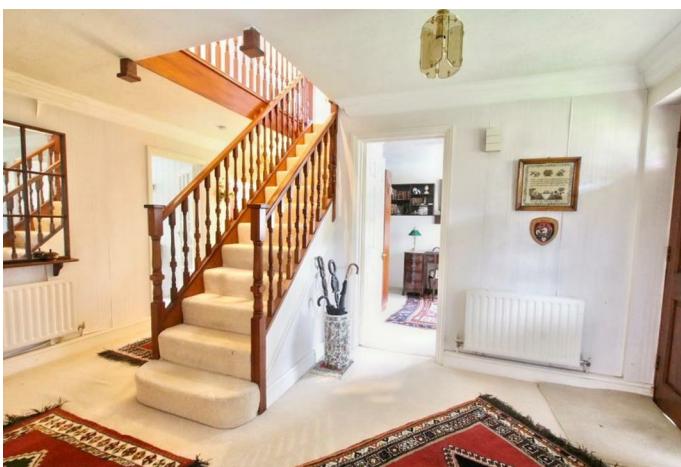
Outside, a gravel driveway with brick edging leads to a detached double garage. Gated side access leads to a delightful South West facing landscaped garden with rear terrace, shaped lawns, mature borders, garden shed and large 23 x 12 home office.

Conveniently for a purchaser, there is no onward chain

**Tenure** Freehold

**EPC** C

**Council Tax Band** G



## Situation

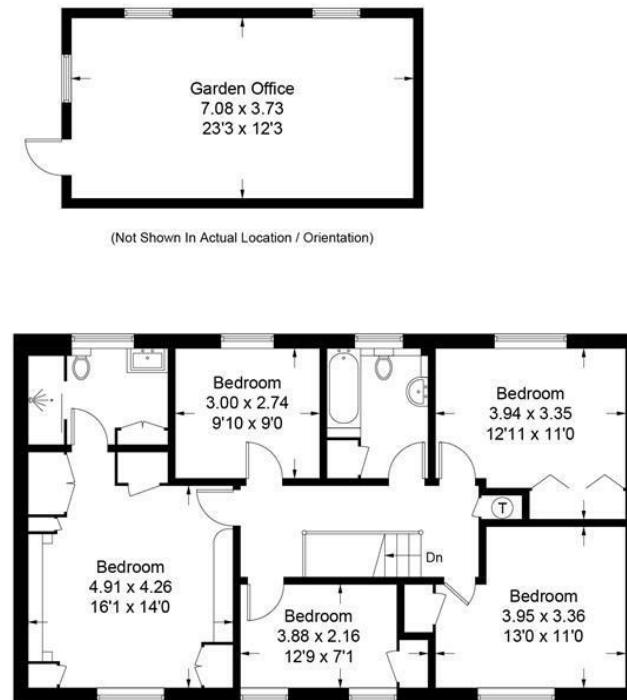
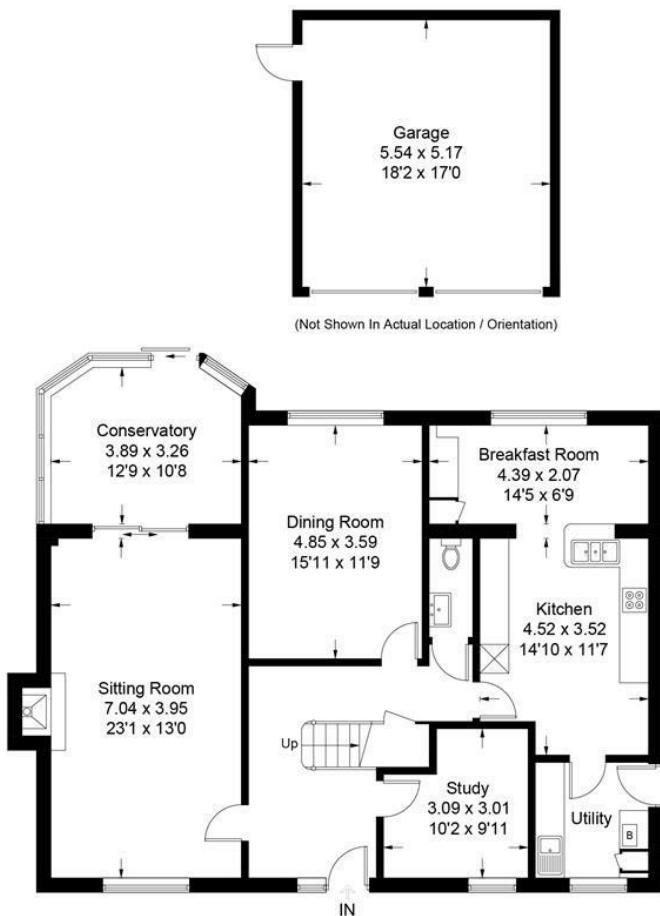
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

Approximate Gross Internal Area = 209.2 sq m / 2252 sq ft  
 Garage / Garden Office = 55.2 sq m / 594 sq ft  
 Total = 264.4 sq m / 2846 sq ft



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