



1 Ridgeway Close, Fetcham, Surrey, KT22 9BF

Price Guide £1,650,000



- 5 BEDROOM (4 BATHROOMS) DETACHED HOUSE
- RECEPTION HALL & CLOAKROOM
- 5 BEDROOMS (3 ENSUITES) & FAMILY BATHROOM
- SEPARATE UTILITY ROOM
- DOUBLE GARAGE
- SPACIOUS - 3503 SQ.FT INCL GARAGING
- 4 SEPARATE RECEPTION ROOMS
- SUPERB KITCHEN/DINING/FAMILY ROOM
- LANDSCAPED GARDENS
- UNDERFLOOR HEATING - 1ST & 2ND FLOORS

Description

This very spacious 5 bedroom detached house is set at the end of a small private gated drive (shared with one other house) with it's accommodation including a detached double garage extending to 3503 sq.ft.

Traditionally constructed to a high standard, features include beam and block ground and first floors (which provides for improved sound insulation) together with gas fired under floor heating, again, to both floors, double glazed units throughout and a hard wired alarm system.

Its' accommodation layout has been carefully designed and is finished to a high standard. Internally, there are Oak panelled doors and corniced ceilings. The external Storm Porch and front door opens into an impressive Reception Hall (with Galleried Landing above) off which are separate doors that leads into Living Room, Study, Snug and a superb open plan Kitchen/Dining Room/Family Room which features island with breakfast bar and granite work surfaces. Accessed from the Kitchen/Dining/Family Room is the 20' x 16' Playroom/2nd Living Room and separate Utility Room.

On the First Floor there is a spacious Galleried Landing off which are five double bedrooms (all with built in wardrobes), three of which enjoy fully tiled luxury ensuite facilities with remainder served by the family bathroom which incorporates a separate shower and bath.

Outside, 1 and 2 Ridgeway Close are approached via brick pillars with electric double gates to a block paved driveway and leads to a detached double garage with electric up and over door. Side access leads to a landscaped rear garden with outside lighting and sockets, wide terrace, shaped lawns bordered with well stocked flower beds and screening and Summer house. Garden shed.



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.

Tenure

Freehold

EPC

C

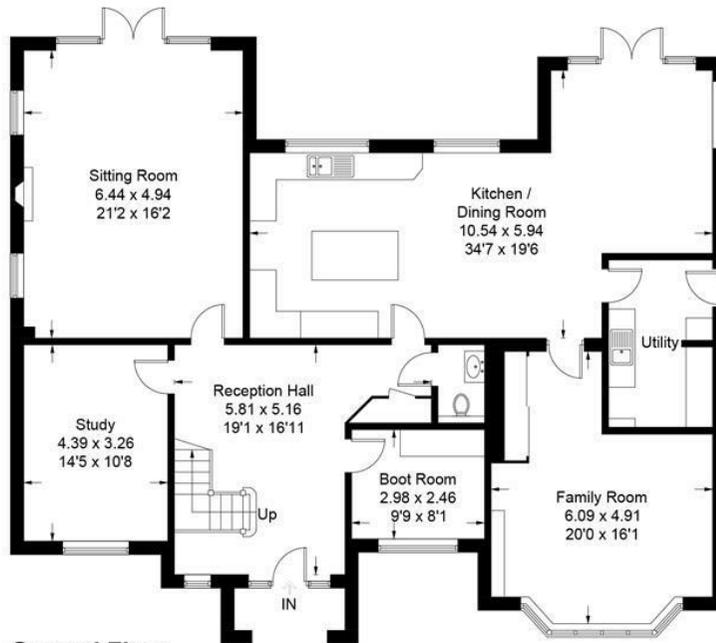
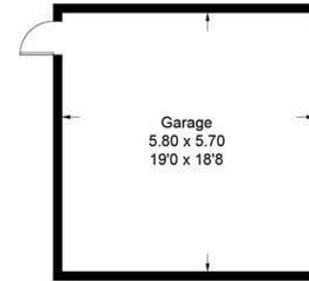
Council Tax Band

G

Approximate Gross Internal Area = 292.5 sq m / 3148 sq ft
 Garage / Summer House = 37.1 sq m / 399 sq ft
 Total = 329.6 sq m / 3547 sq ft
 (Excluding Void)



 = Reduced headroom below 1.5m / 5'0"



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. (ID1183593)

www.bagshawandhardy.com © 2025

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.

