



4 Mount Close, Fetcham, KT22 9EF

Price Guide £1,650,000



- IMPRESSIVE DETACHED FAMILY HOUSE
- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- PRIME RESIDENTIAL LOCATION
- RECEPTION HALL WITH GALLERIED LANDING
- FOUR BATHROOMS
- SUPERB KITCHEN/BREAKFAST/FAMIL ROOM
- DETACHED DOUBLE GARAGE
- LANDSCAPED FRONT & REAR GARDENS

Description

Built by Biles & Co in 2009, this beautifully presented detached family home provides modern and spacious (2877 sq.ft.incl. detached double garage) accommodation throughout whilst set in a prime residential location just off the Mount.

Externally, the property is set on a mature plot with lovely landscaped gardens to front and rear whilst internally, the property features a superb oak turning balustrade staircase and concrete ground and first floors with underfloor heating.

A splendid reception hall with cloakroom gives way to three separate reception rooms including a lovely sitting room with inglenook fireplace, dining room and study. The heart of the house is a superb part vaulted kitchen/breakfast/family room featuring a large central island, granite work surfaces, integrated appliances, adjoining utility room and large gable window over looking the rear gardens.

On the first floor there is a principal bedroom with ensuite bathroom and dressing room, together with two further Bedrooms (both Ensuite) whilst the spacious family bathroom serves the two remaining double bedrooms.

Outside, a gated block pavier driveway offers plentiful parking and detached double garage. Side access leads to a lovely rear garden with Southerly aspect, extensive terrace and lawn bordered with hedging and fencing.

N.B - There is an environmentally friendly 'grey water' system which was designed as an integral part of the house supplying all the w.c.'s, the washing machine and garden tap providing for considerably reduced water bills. This is a superb family home; viewers will not be disappointed.

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.

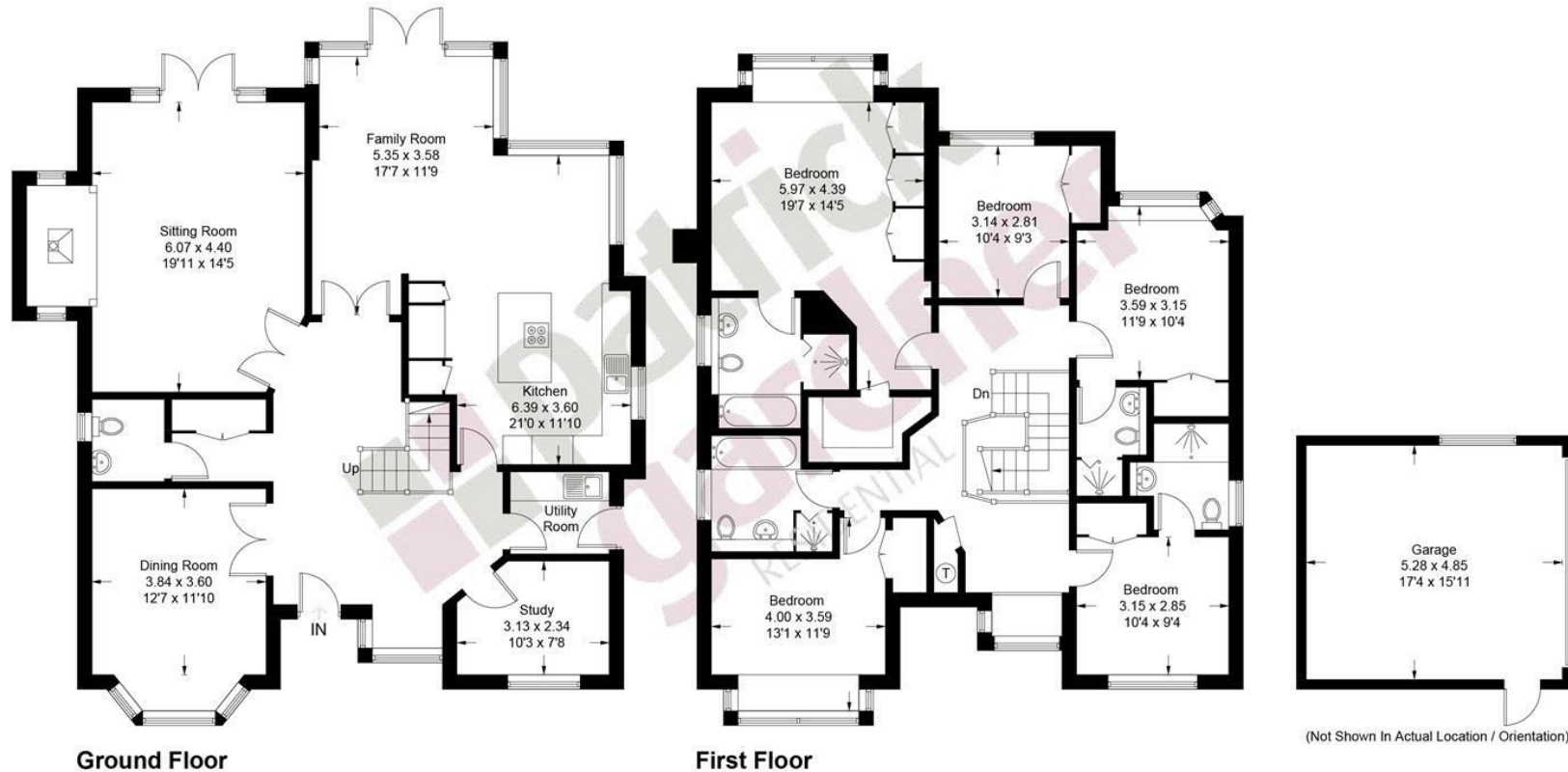
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Denbies Wine Estate and Polesden Lacy provide or great family outdoor entertainment.

Tenure	Freehold
EPC	C
Council Tax Band	G



Approximate Gross Internal Area = 241.6 sq m / 2600 sq ft
 Garage = 25.7 sq m / 277 sq ft
 Total = 267.3 sq m / 2877 sq ft



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. (ID1292663)
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