



49 Badingham Drive, Fetcham, Surrey, KT22 9HA

Price Guide £995,000





- DETACHED FAMILY HOUSE
- THREE RECEPTION ROOMS
- NEW FLAT ROOFS 2021
- 20' X 12 ' GARDEN STUDIO
- 0.28 ACRE PLOT

- FOUR BEDROOMS & TWO BATHROOMS
- MODERN FITTED KITCHEN
- LARGE GARAGE + PARKING
- 150' SW FACING GARDEN
- NEW ELECTRICS 2023



## Description

This delightful four bedroom detached family home is set on a mature 0.28 acre South West facing plot whilst offering 2409 sq.ft.incl.gge & outbuildings plus the opportunity to extend (STPP).

A good sized reception hall with cloakroom leads to a double aspect 22' x 19' sitting/dining room with sliding doors to the garden, study and modern fitted kitchen with adjoining breakfast room with useful utility area.

Stairs lead to a galleried landing, the principal bedroom has range of fitted wardrobes and en suite shower room, there are two further double bedroom with fitted wardrobes, small double bedroom and modern family bathroom.

Outside, the driveway has an adjoining lawn and provides access to a good sized garage, side access leads a 150' South West facing rear garden incorporating a rear terrace, large lawn, mature trees and hedging, a 20'10 x 12'7 garden cabin/home office and garden store room adjoining the house.

\* Property rewired in 2023 plus Flats roofs replaced in 2021

\* There is a voluntary contribution each year to the Fetcham Park Association (residents) for general maintenance of the area - for the year ending 31/03/26 this is £45

\* The owners had received planning permission in 2020 to convert garage (this has now lapsed)

<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	G

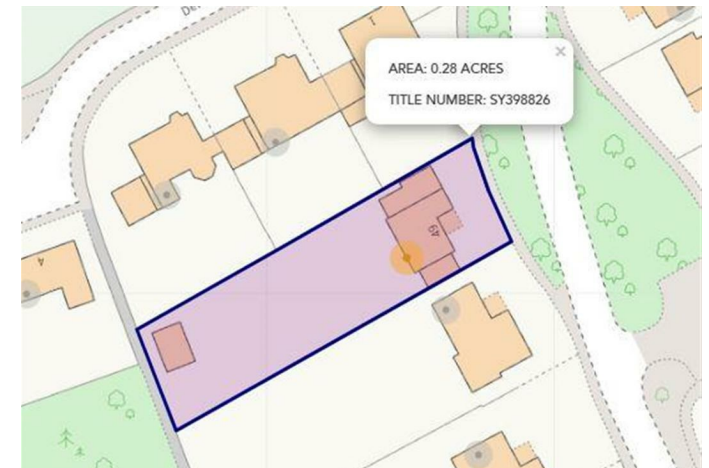
## Situation

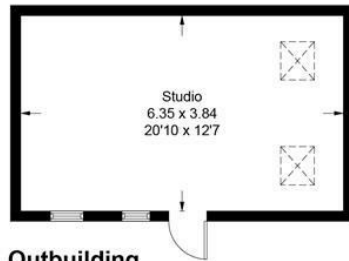
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is range of well considered state schools in the area. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's 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.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.



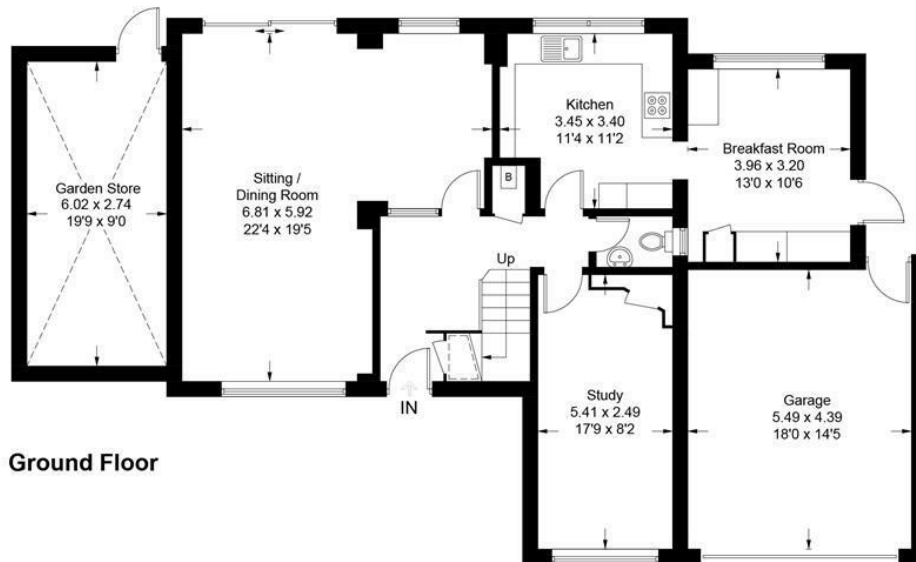


**Outbuilding**

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft  
 Garage / Outbuilding = 65.4 sq m / 704 sq ft  
 Total = 223.8 sq m / 2409 sq ft

 = 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. (ID1176299)

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