



**St Mary's Cottage, 12 The Ridgeway, Fetcham, Surrey KT22 9AZ**

**£2,150,000 Freehold**



- Highly attractive 1933 built detached house
- Lovely two thirds (0.67) of an acre plot
- 4,576 sq.ft. with potential
- Spacious reception hall, cloakroom
- Luxurious kitchen /breakfast Room/orangery
- Large utility room and 2nd cloakroom
- Triple aspect sitting room with conservatory
- Formal dining room
- T.V./Family room with vaulted ceiling
- Principal bedroom suite
- Bedroom 2/Guest Bedroom with ensuite
- 3 further double bedrooms & family bathroom

### St Mary's Cottage

Built in 1933 as the Rectory for St. Mary's Church, this highly attractive detached home is set on a mature plot in an established and sought after residential area. Enlarged and much improved by successive owners, many of the original features including fireplaces, doors and horizontal friezes have been retained.

Set back from the road with screening high hedging, the original heavy front door is approached via a flint facing part enclosed porch. The spacious reception hall includes a beautiful original fireplace, friezes, part panelled walls and fitted bookshelves. The sitting room is well proportioned and has part panelled walls, an attractive original fireplace and makes for an excellent formal entertaining space. Attractive glazed double doors open into the formal dining room which is attractively decorated, again with part panelled walls and overlooks the rear garden.

The hub of the home is the open plan kitchen/breakfast room/orangery which features a luxurious hand made kitchen by Charnay of Oxshott with extensive base cabinets and eye level cupboards (some part glazed with integral lighting), granite working surfaces, extensive integrated/fitted appliances and a matching island unit which incorporates the breakfast bar. The space naturally flows with a step down into the orangery which provides for a lovely bright space with double doors leading out onto the rear garden. The T.V./family room is a superb space; great on winter evening and features a log burning stove and vaulted ceiling.

The utility room is spacious with butler sink and extensive storage space, door to 2nd W.C., personal door through to garage and door to the outside.

The double garage benefits from eaves storage and there are two electric remote controlled up and over doors.



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Outside, at the front, is ample visitor parking with side access around both sides of the property to the rear garden. The rear garden is a delight and comprises both formal gardens and towards the rear a lightly wooded area which is great for children and also makes for overall lower maintenance garden. The formal area comprises 2 patios, shaped lawns, well stocked flower and shrub borders and rectangular shaped and fence enclosed fish pond.









## Situation

The Ridgeway is one of the areas most sought after roads characterised by substantial houses on good sized plots.

There are a wide selection of schools; both state and private. Fetcham Village has an OFSTED Good to Outstanding (Feb 2025) Infants School and an OFSTED Good (June 2023) Middle School. For older children there is OFSTED Good (May 2024) Therfield in Leatherhead. There are numerous private schools nearby including Downsend, Parkside Prep School at Stoke D'Abernon, Danes Hill Prep at Oxshott, St John's School (11+) in Leatherhead and the American Community School in Cobham.



Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part 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.

In the near vicinity there are 1000's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. Nearby golf clubs include The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood and the luxury Beaverbrook Private Members Club with its world class golf course set in 400 acres.

## Directions

From our Leatherhead office, enter the one way system and follow sign posts to the Leisure Centre. Pass by the Leisure Centre and on approaching the mini roundabout go straight on into Hawks Hill (Guildford Road). Continue up the hill and at the brow of the hill turn fourth right into The Ridgeway and St Mary's Cottage will found on the right hand side immediately before the War Memorial Gardens.

**Viewing strictly by appointment only**











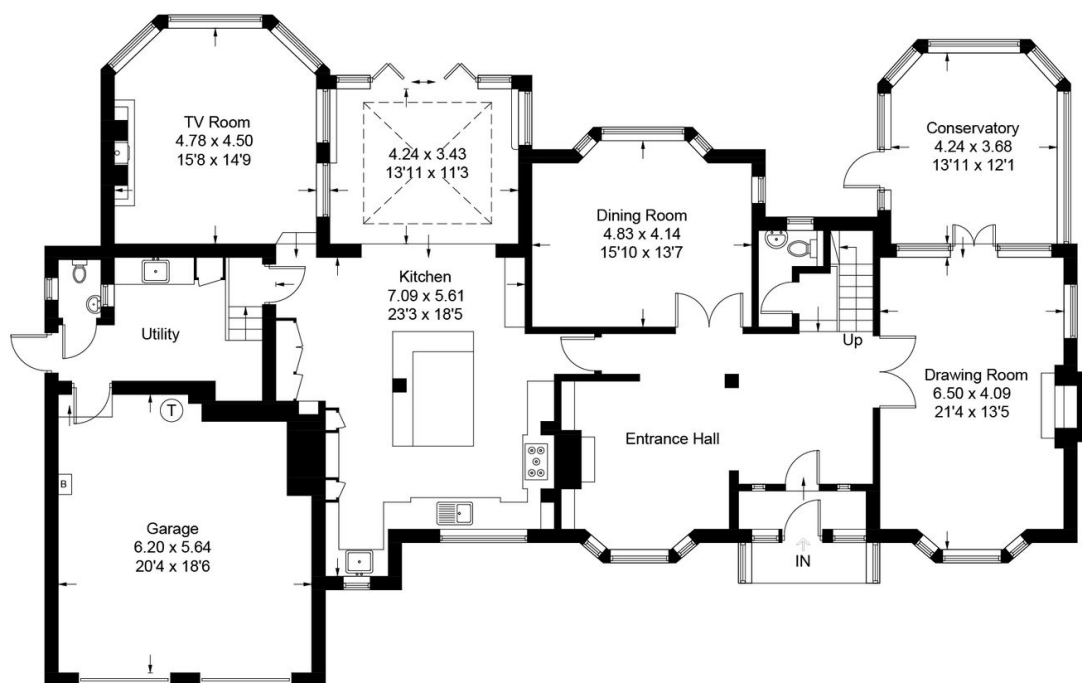




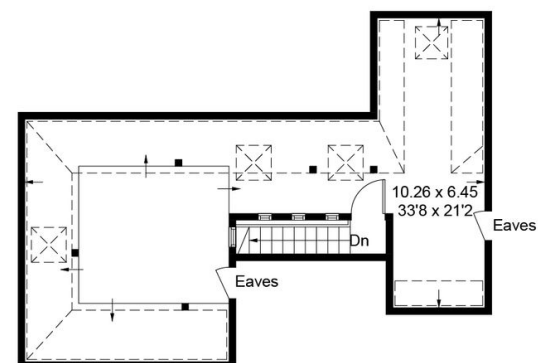
Approximate Gross Internal Area = 425.1 sq m / 4576 sq ft  
(Including Garage)



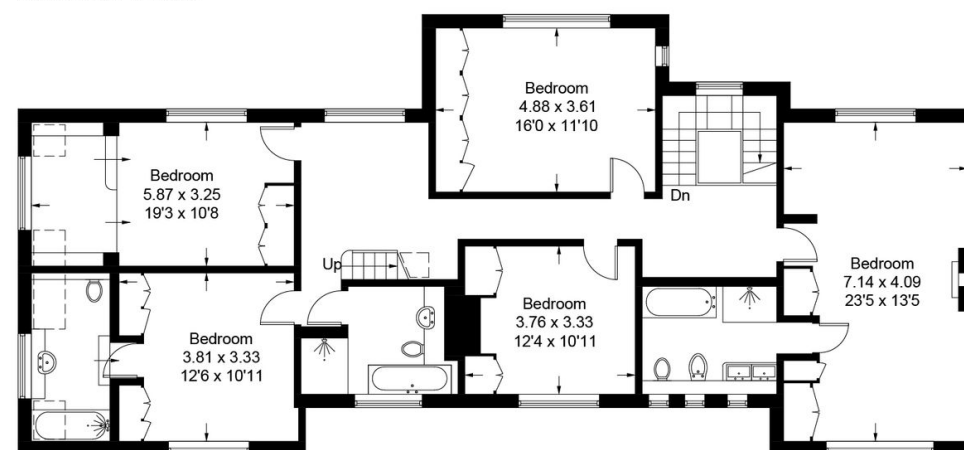
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Second 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. (ID1212856)

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