



16 Nutcroft Grove, Fetcham, Surrey, KT22 9LA

Price Guide £895,000



- 4 BEDROOM, 2 BATHROOM FAMILY HOME
- SPACIOUS - 1897 SQ.FT. OVER TWO FLOORS
- 120' DEEP SOUTH WESTERLY REAR GARDEN
- LARGE ENTRANCE HALL
- SPACIOUS WELL FITTED KITCHEN
- SEPARATE UTILITY ROOM
- 3 RECEPTION ROOMS
- STUDY WITH FITTED SHELVES
- OFF ROAD PARKING FOR 2-3 CARS
- RECENTLY REDECORATED & RECARPETED

Description

This 4 BEDROOM, 2 BATHROOM 1930's semi-detached FAMILY house is situated in a sought after residential area being just a short walk from the village schools and shops.

Its superb 120' deep south west facing rear garden is well maintained with mature flower and shrub borders and an expansive lawn. A large sun terrace ideal for al fresco evenings extends across the rear of the house with plenty of space for tables and chairs.

Internally, there is a large entrance vestibule with space for coats together with an inner characterful hall with guest w.c. and an easy rising balustraded staircase to the first floor.

All the main reception rooms lead off the inner hall; there is a study with fitted furniture and an attractive oriel bay window, a front reception room with wide bay and open fireplace, whilst the rear sitting room, again with a fireplace, opens onto a rear dining room which naturally links into the well fitted kitchen. In addition, is a good sized utility room.

Upstairs there are FOUR well proportioned bedrooms and a family bathroom which lead off the landing. The principal bedroom is set at the rear and is served by an luxurious ensuite shower room.

The front garden is mature with off road parking for 2-3 cars with gated side access which leads alongside the house through to the rear garden.



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 Lacey provide for great family outdoor entertainment.

Tenure

Freehold

EPC

C

Council Tax Band

F

Approximate Gross Internal Area = 176.2 sq m / 1897 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. (ID1295419)

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