



Oak Tree House 4 Church Close, Fetcham, Surrey, KT22 9BQ

Asking Price £1,250,000



- IMPRESSIVE 5 BEDROOM DETACHED HOUSE
- 2552 SQ FT
- 3 RECEPTION ROOMS
- 2 BATHROOMS (ONE EN-SUITE)
- MODERN FITTED KITCHEN WITH APPLIANCES
- CLOAKROOM AND UTILITY ROOM
- APPROXIMATELY 75' X 65' REAR GARDEN
- IN AND OUT DRIVEWAY
- DOUBLE GARAGE WITH ELECTRIC DOOR
- END OF CHAIN

Description

Located in a highly desirable residential area, this impressive Georgian style detached house was built in 1975 and has been in the same family ownership since new.

The superbly proportioned 5 bedroom accommodation is presented in good order and includes double glazed sash style windows and gas central heating. Comprising hall, cloakroom, spacious lounge with French doors to the garden, dining room, study kitchen/breakfast room with oak worktops, many built in appliances and adjoining utility room.

On the first floor are family bathroom, 5 bedrooms with the very large master bedroom including built in wardrobes and modern en-suite shower room.

Externally, there is a sweeping in and out driveway to attached double garage with electric up and over door, external WC and well screened garden to the rear which measures approximately 75' x 65'. End of chain.

Situation

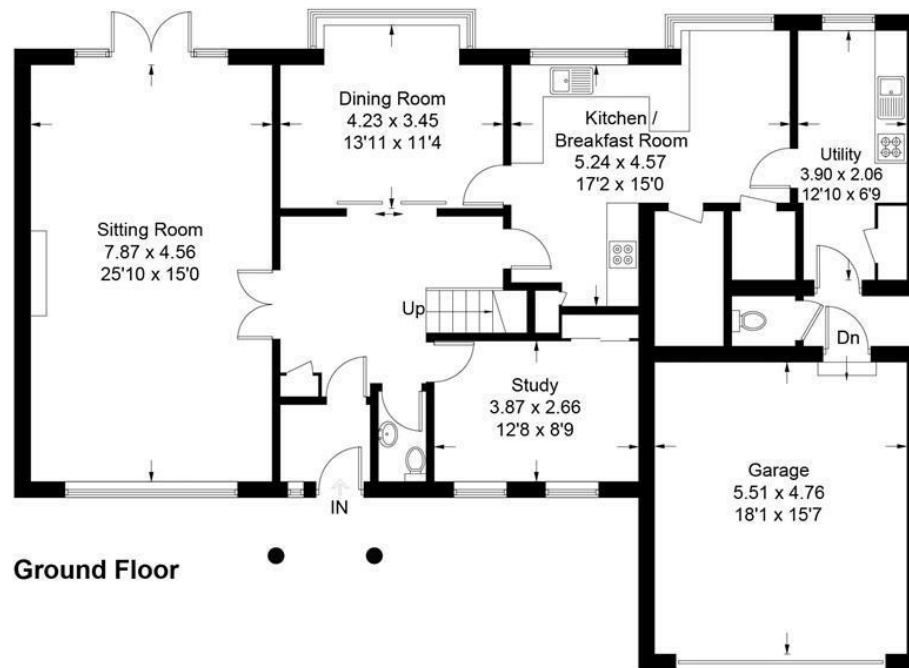
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) 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 partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street, Nuffield Health Fitness Gym in The Crescent and main line railway station.

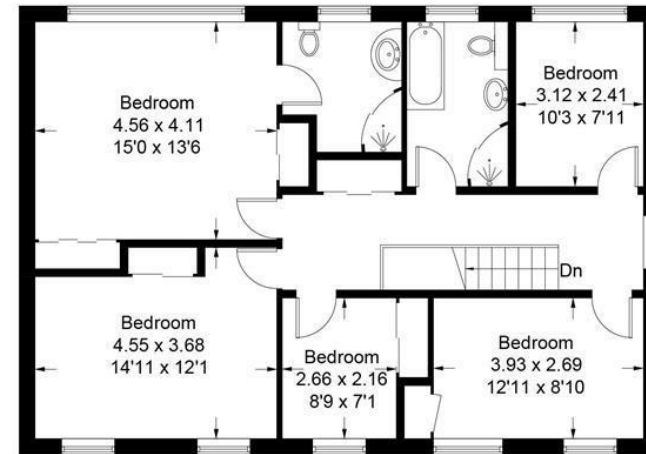
Tenure	Freehold
EPC	C
Council Tax Band	G



Approximate Gross Internal Area = 237.1 sq m / 2552 sq ft
(Including Garage)



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. (ID900384)

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