



32 Badingham Drive, Fetcham, LEATHERHEAD, Surrey, KT22 9EU

Price Guide £1,075,000



- DETACHED GEORGIAN STYLE HOUSE
- 3/4 RECEPTION ROOMS
- 2 BATHROOMS (ONE EN-SUITE)
- UTILITY ROOM
- BEAUTIFUL GARDENS
- SUPERBLY APPOINTED
- 4/5 BEDROOMS
- FITTED KITCHEN WITH APPLIANCES
- VIEWS TO REAR
- DOUBLE WIDTH DRIVE, SMALL GARAGE

Description

Situated in a prime location on the much sought after Fetcham Park Estate, this stunning Georgian style detached house has been improved and meticulously maintained to the highest standard by the present owners.

The ground floor includes polished mahogany flooring to the hall and main reception rooms which follow through to the kitchen and family room which have heated travertine tiled floors. The layout is particularly versatile as there is a bedroom/reception room on the ground floor which includes a superb en-suite shower room, so ideal for a dependent relative or teenagers room.

Tastefully decorated the accommodation includes hall, through lounge/dining room with windows to front and rear, bedroom 5/reception room with en-suite shower, charming kitchen with teal finish fitted cabinets and integrated appliances including two ovens, warming tray and coffee machine, through to a cosy family room (or breakfast room if preferred) and adjoining utility room. On the first floor are 4 bedrooms, en-suite bathroom with luxury white suite and porcelain marble finish tiles and family bathroom with modern suite.

Externally are the most delightful gardens with far reaching views. A sandstone patio leads to a barbeque area with seating and storage. Steps lead to the well screened lawned area surrounded by many mature specimen trees and shrubs. The front garden is lawned with paved driveway and small garage/workshop.

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 and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

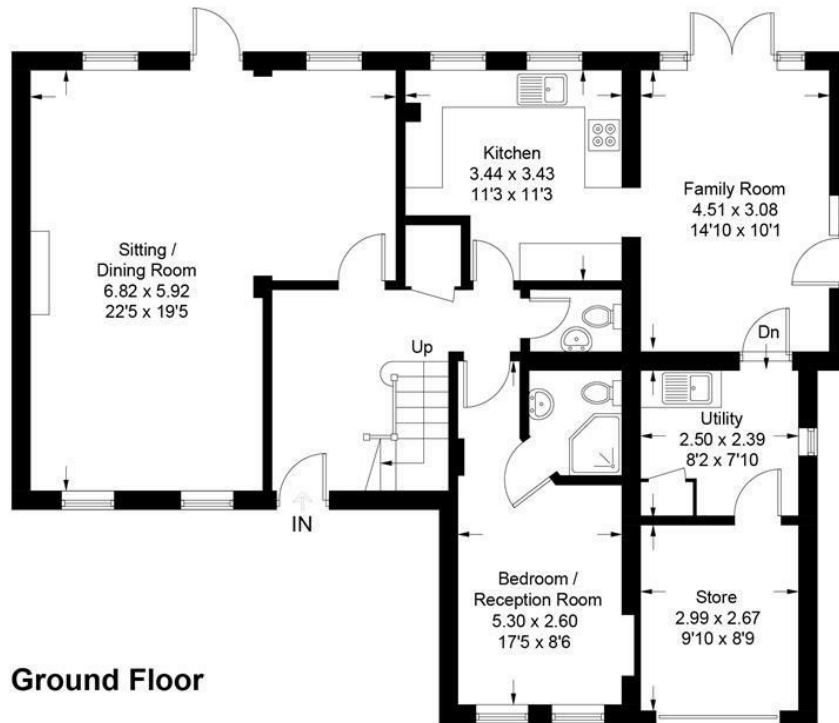
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

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

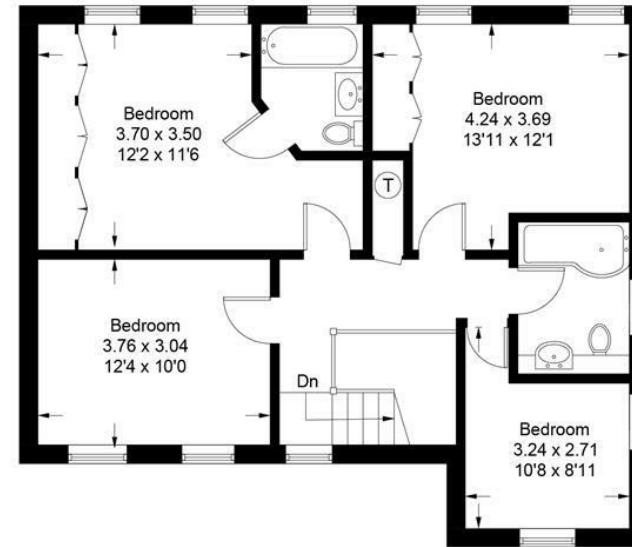
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 174.3 sq m / 1876 sq ft



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. (ID1024581)

www.bagshawandhardy.com © 2023

1-3 Church Street, Leatherhead, Surrey, KT22 8DN

Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com

www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.