



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

Guide Price £1,895,000



- DETACHED FORMER RECTORY - 4,576 SQ.FT.
- 2/3RD'S OF AN ACRE PLOT
- RECEPTION HALL
- LUXURIOUS KITCHEN/BREAKFAST ROOM
- DRAWING ROOM
- FORMAL DINING ROOM
- FAMILY ROOM WITH VAULTED CEILING
- 5 BEDROOMS (3 BATHROOMS)
- DOUBLE GARAGE & UTILITY ROOM
- LOVELY FEEL THROUGHOUT

Description

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.

Situation

Fetcham Village has 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 nearby including Downsend, Parkside Prep School at Stoke D'Abernon, St John's School (11+) in Leatherhead and ACS 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 100's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. Polesden Lacy, Denbies Wine Estate, Bocketts Farm provide excellent family outdoor entertainment. Nearby golf clubs include The RAC Country Club in Epsom, in Leatherhead Tyrrells Wood and the luxury Beaverbrook Private Members Club with its world class golf course set in 400 acres.

Tenure

Freehold

EPC

D

Council Tax Band

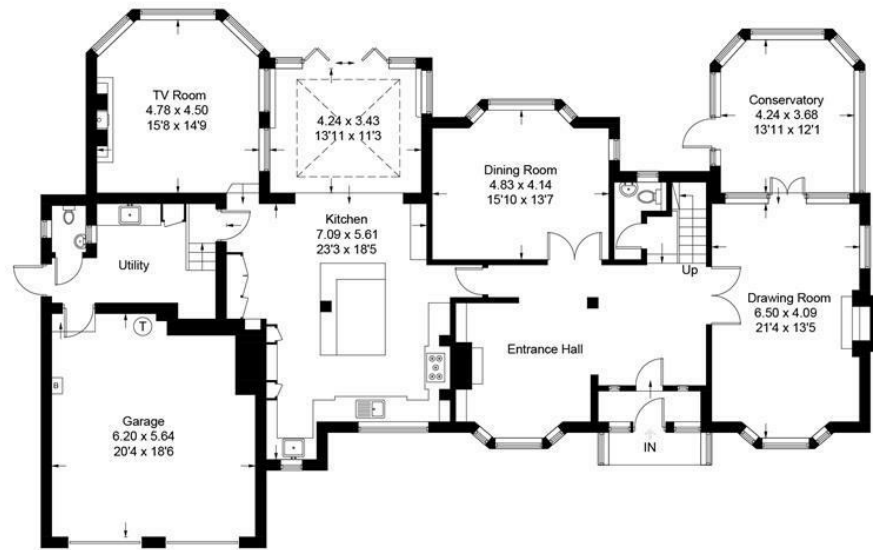
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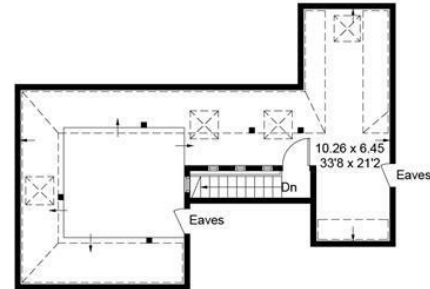
Approximate Gross Internal Area = 425.1 sq m / 4576 sq ft
(Including Garage)



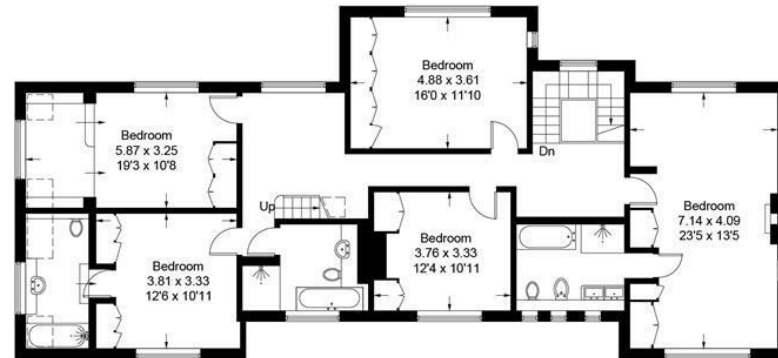
 = Reduced headroom below 1.5m / 5'0



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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