



Plot 1, Redwood, 80B Lower Road, Fetcham, Surrey, KT22 9NG

Price Guide £1,395,000



- BRAND NEW 4 BEDROOM HOME
- RECEPTION HALL
- KITCHEN/DINING/SITTING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- HIGH SPECIFICATION THROUGHOUT
- STUDY & SEPARATE FAMILY ROOM/SNUG
- SEPARATE UTILITY ROOM
- 3 FURTHER DOUBLE BEDROOMS
- 10 YEAR BUILD ZONE WARRANTY

Description

This contemporary and unique architecturally designed detached house is set on a large plot being approached via a long drive and its own electric gates. The accommodation has been considerably laid out and all the rooms feel light and airy.

On the ground floor there is a large reception hall off which is a cloakroom, study and family room/snug. From the reception hall double doors lead into a superb open plan space which incorporates a luxurious kitchen, dining and sitting room areas with bi-fold doors opening out onto a huge outside terrace. Accessed from the kitchen is a large utility room with its own door leading outside.

The first floor is approached via a glazed balustraded staircase to a spacious landing off which can be found the principal bedroom suite comprising a walk in dressing room and ensuite bathroom. There are 3 further double bedrooms plus a family bathroom.

Externally, there is a large lawned garden which enjoys a high degree of privacy and a double car port which benefits from a car charging point.



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.

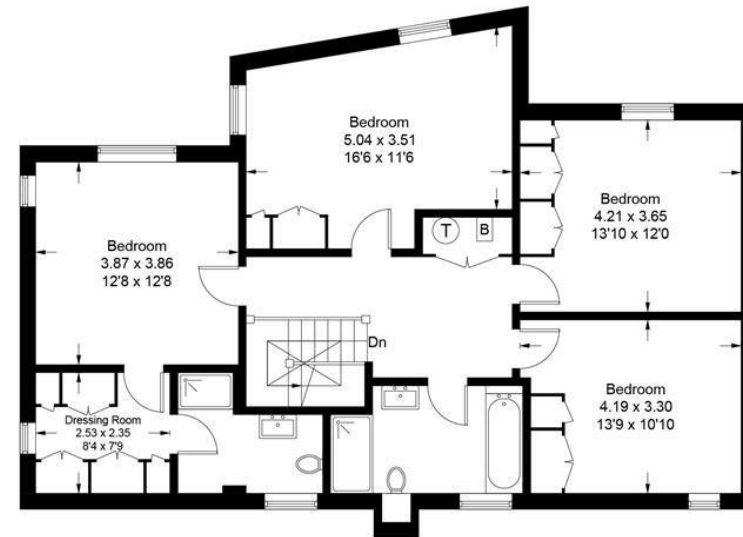
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public 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	TBA
Council Tax Band	TO BE ASSESSED

Approximate Gross Internal Area = 226.5 sq m / 2438 sq ft
(Excluding Carport)



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. (ID988164)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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