



Kennel Lane, Fetcham **KT22**



Detached family home

An attractive family home which offers just under 1,900 sq ft of accommodation refurbished to a high standard throughout.

On the ground floor, the accommodation is arranged around the large entrance hall with a cloakroom, storage under the stairs and a utility room with external access. The large living room has a bay window with an aspect to the front of the house with a charming window seat. To the rear of the house is the open-plan kitchen/dining room with French doors out onto a large patio and garden.

The property is set behind wooden gates with a driveway, with ample parking. Through gates on the left-hand side of the property is block paving leading to the rear garden. The paving continues around to form a great patio, which then leads down the side of the garden to the 323 sq ft games room with plumbing and electricity and a versatile space behind.

Tenure: Freehold

Local Authority: Mole Valley District Council

Tax Band: F





The first floor accommodation comprises four rooms, three of which are good-sized double bedrooms, with the principal room benefiting from fitted wardrobes and an en suite shower room. The smallest of the four rooms is currently used as a study with fitted furniture (but could easily be used as an additional bedroom), also on the first floor is the family bathroom with a large bath and separate shower. On the second floor are two further bedrooms with a dressing room in the hallway.

Schooling

There are a number of excellent private schools in the area including Manor House, St Theresa's, St. John's, Box Hill, Downsend, Epsom College and City of London Freemans. There are a number of highly regarded local state schools including Eastwick, Fetcham Infants, Oakfield, The Howard of Effingham and Therfield.

Fetcham High Street 0.8 miles, Bookham Station 2 miles, Leatherhead Station 2.3 miles, Cobham 4.5 miles, A3 6.2 miles.



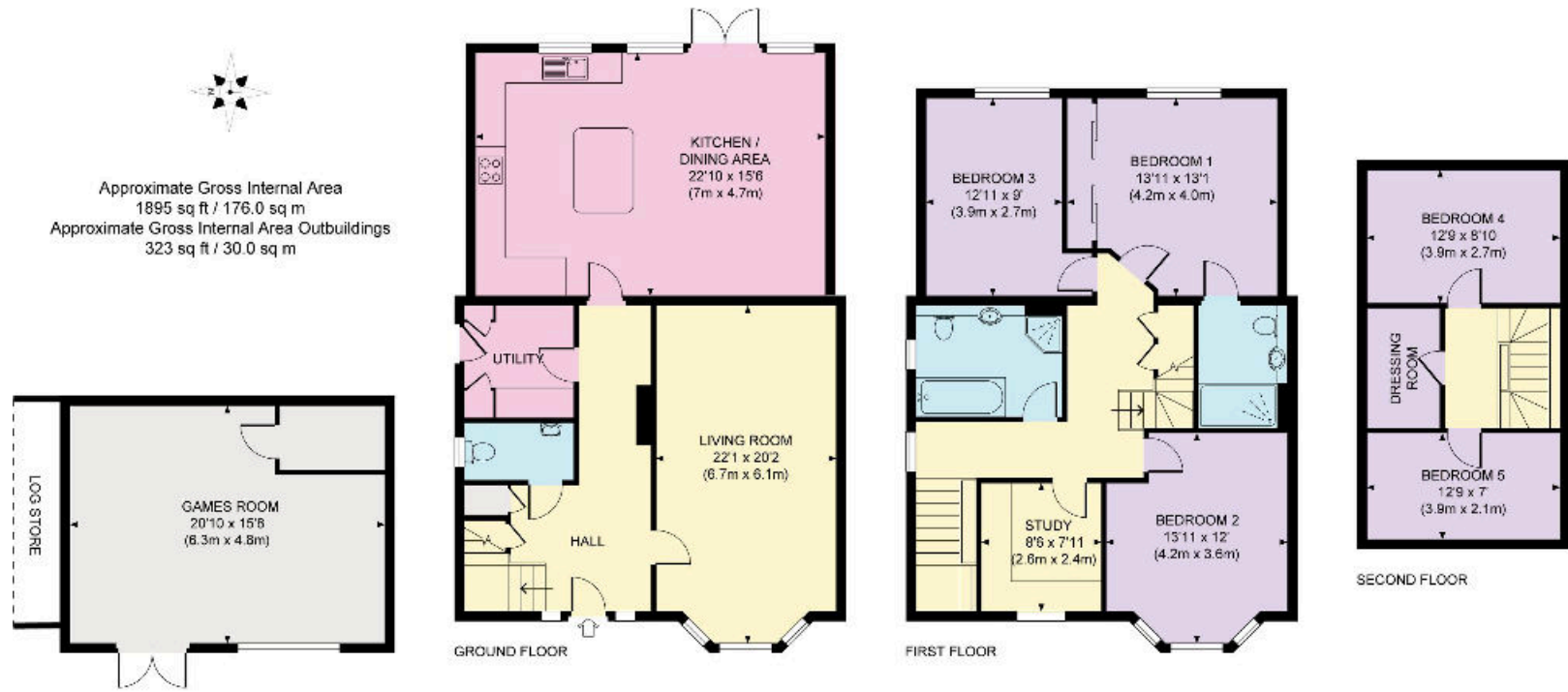
Location Description

Fetcham has a good range of local shops, schools and leisure amenities in the village and the nearby town of Leatherhead. Epsom and Guildford provide a wider selection of high street names and department stores.

Local family activities include Bocketts Farm, Chessington World of Adventures (approximately 10-15 minute drive away) and Hobbledown Farm. There is also extensive walking through beautiful countryside Headley Heath and Box Hill within an area of outstanding natural beauty along with a number of pretty local villages in the Surrey Hills.

Communication links are excellent with its proximity to the A3 and the M25 (J9), Heathrow and Gatwick airports. Leatherhead railway station is only a short driving distance providing regular services to London Waterloo and Victoria.





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