



Orchard End, Guildford Road,
Fetcham, Surrey KT22 9BW

£1,100,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until the roundabout and turn left into the service road and Orchard End can be found on your right hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: G

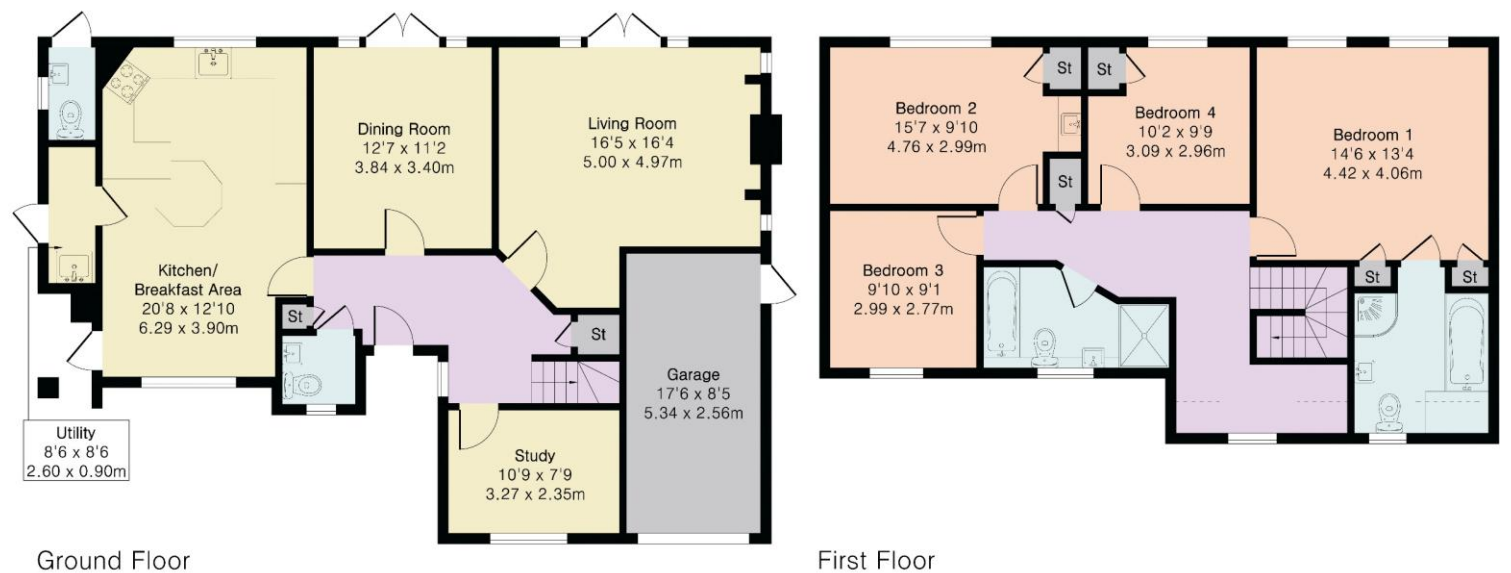


Approximate Gross Internal Area 1848 sq ft - 171 sq m
(Excluding Garage)

Ground Floor Area 941 sq ft – 87 sq m

First Floor Area 907 sq ft – 84 sq m

Garage Area 147 sq ft – 14 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 9.26.4295

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**Orchard End, Guildford Road Fetcham
KT22 9BW**

A particularly spacious 4 bedroom detached home offering a superb 0.37 of an acre plot and situated within easy reach of excellent local amenities.

THE PROPERTY

Orchard End was originally constructed in 1992 by Firglade Homes and does in our opinion provide very well proportioned accommodation to both ground and first floor. Currently this consists of a generous size entrance hall, cloakroom, lovely dual aspect living room with a central feature brick built fireplace and patio doors opening out onto the delightful rear terrace and garden, separate dining room again with patio doors to rear plus a study. The kitchen/breakfast room offers a good amount of matching eye and base level units together with ample work surfaces, a breakfast bar and a further family area. In addition there is also a separate utility room and an outside WC. The first floor offers 4 good size bedrooms with the master benefiting from an ensuite shower room and bathroom together with a family bathroom/shower. The property itself is approached via a pea shingle driveway giving an extensive amount of off street parking which in turn leads to an attached garage. A particular feature of this charming home is the superb rear garden with its wide paved sun terrace leading down to an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees and hedging. In total the garden extends to 140ft x 67 (42m x 20m).



SITUATION

The property is located on the Bookham/Fetcham borders just under a mile from Bookham village centre which offers an excellent range of local shops to include two small supermarkets, doctors and dentist surgeries, a library, a post office, a butchers, a family owned fishmongers and a number of other independent retailers. Adjacent to the property is Norbury Park which offer some delightful walks and countryside. Leatherhead train station is just under 1 ½ miles away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead, giving good motorway access to both Heathrow and Gatwick airports.

