HUGGINS EDWARDS & SHARP

THE GLADE, FETCHAM, KT22 9TJ

£1,100,000 FREEHOLD

# THE GLADE
## FETCHAM, KT22 9TJ

**An individual detached house**

**Occupying a lovely semi-rural position near Bookham Common**

**Ample space for extension, STPP**

**No Ongoing Chain**
**Approx 1/3 Acre Plot**
**4/5 Double Bedrooms**
**2 Bathrooms**
**Lounge**
**Large Conservatory**
**Dining/Family Room/Bedroom 5**
**Kitchen/Breakfast room & Utility Room**
**Wide Plot**
**Delightful Secluded Garden**
**Double Garage**

AN INDIVIDUAL DETACHED HOUSE occupying a delightful semi-rural position within a stone's throw of Bookham Common and miles of National Trust land ideal for the walking or horse riding enthusiasts yet within easy reach of Bookham village, just under 2 miles distant. The property is set on a wide plot with horseshoe shaped in/out driveway allowing ample parking and good size secluded rear garden with extensive patio and timber decking. The property offers spacious accommodation with 4/5 double bedrooms, 2 bathrooms whilst on the ground floor there is a welcoming reception hall, cloakroom, triple aspect lounge, family room/fifth bedroom, fitted kitchen/breakfast room, utility room and large conservatory. There is ample space to extend either at the side or rear, if desired, subject to the usual Planning Consents. The property is presented in excellent decorative order and benefits from gas central heating to radiators and sealed unit double glazed windows, an internal inspection is thoroughly recommended.

## GROUND FLOOR

COVERED ENTRANCE PORCH
RECEPTION HALL 14'9" × 9'6" (4.50m × 2.90m)
CLOAKROOM
LOUNGE 19'10" × 11'11" (6.05m × 3.63m)
FAMILY ROOM/BEDROOM 5 13'4" × 10'10" (4.06m × 3.30m)
KITCHEN/BREAKFAST ROOM 21'7" × 9'10" (6.58m × 3m)
UTILITY ROOM 5'10" × 5'8" (1.78m × 1.73m)
CONSERVATORY 22'1" × 15' (6.73m × 4.57m)

## FIRST FLOOR

FIRST FLOOR LANDING 14'10" × 9'6" (4.52m × 2.90m)
MASTER BEDROOM 13'11" × 13'10" (4.24m × 4.22m)
EN-SUITE BATHROOM
BEDROOM 2 12'10" × 10'11" (3.91m × 3.33m)
BEDROOM 3 9'11" × 9'11" (3.02m × 3.02m)
BEDROOM 4 9'11" × 9'11" (3.02m × 3.02m)
FAMILY BATHROOM

## OUTSIDE

DOUBLE GARAGE 22'3" × 18'4" (6.78m × 5.59m)
FRONT GARDEN
REAR GARDEN

## Ground Floor
Approx. 1498.7 sq. feet

## First Floor
Approx. 847.2 sq. feet

Total area: approx. 2345.8 sq. feet

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
Note 3 - Council Tax Band G - Mole Valley District Council Tax.

**VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP**


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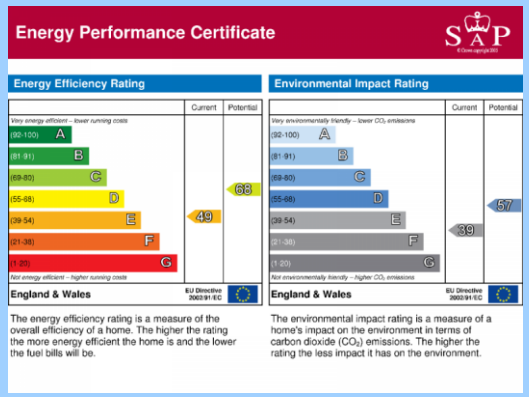



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