



HUGGINS EDWARDS & SHARP

11-15 HIGH STREET
BOOKHAM

KT23 4AA

SALES:

01372 457011

LETTINGS:

01372 455244

3 BRIDGE STREET
LEATHERHEAD

KT22 8BL

01372 374806

APEX HOUSE
10 WEST STREET
EPSOM

KT18 7RG

01372 727257

60-62 CAMBRIDGE RD
NEW MALDEN

KT3 3QL

020 8942 7733

1 GROVE ROAD
SUTTON

SM1 1BB

020 8642 2266

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**7 GATESDEN ROAD
FETCHAM
KT22 9QW**



£1,325,000 FREEHOLD

**A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
EXCEPTIONALLY SPACIOUS ACCOMMODATION
DETACHED STUDIO/OFFICE/GAMES ROOM**

Six Double Bedrooms • 3 Luxury En Suites & Family Bathroom
Impressive 39" Open Plan Kitchen/Family/Living Area
Superb Kitchen/breakfast Room • Spacious Utility Room
Spacious Reception Hall • Separate Sitting room & Dining Room
Integrated Sonos Sound System • Feature Full Width Paved Patio
Secluded South Facing Garden

www.hugginsedwards.co.uk

7 GATESDEN ROAD, FETCHAM

SITUATED in an established and highly regarded location within easy reach of Fetcham Village Centre, which offers a range of local shops for everyday needs and also close to Fetcham Infants School and Oakfield Junior School. Bookham Village is approximately 1.5 miles distant and offers an excellent selection of local shops including a Supermarket, two Health Centres, several Dental Surgeries, Post Office, Public Library and Village Hall. The area is generally served by an excellent selection of schools catering for children of all age groups in both the private and public sectors. Leatherhead town centre is also within easy reach and offers a comprehensive selection of shops, Pubs, Restaurants, Waitrose Supermarket, two Health centres and Public Library. For commuters Leatherhead main line station offers regular rail services into Central London (Waterloo and Victoria) and by road junction 9, the Leatherhead intersection of the M25, links both Heathrow & Gatwick Airports and most major routes in the south east.

A STUNNING DETACHED FAMILY HOME which has been extended and completely renovated throughout to a very high standard to offer superb family accommodation, ideal for modern day living. The accommodation is beautifully presented and offers a large welcoming reception hall, ground floor cloakroom, sitting room, dining room plus an exceptionally spacious open plan kitchen/dining/family room which has a considerable wow factor and overlooks the south facing rear garden. There is an excellent range of built in kitchen appliances plus a very useful utility room. On the first floor there is an impressive landing off which is a master bedroom and luxury en-suite bathroom, guest bedroom with en-suite shower room and three further double bedrooms together with a large luxury family bathroom. Stairs rise from the first floor to a second floor landing with another double bedroom and en-suite shower room. Outside, there is ample parking for numerous vehicles and a secluded south facing rear garden with a substantial detached outbuilding which could be used as a studio/office/games room with fitted kitchen and shower room. The property has been finished to a very high specification with under floor heating to the ground floor, electric under floor heating to all the bathrooms, sonos sound system including external speakers on the patio, Duravit sanitary ware with Hansgrohe fittings to the bathrooms, television points to all bedrooms including HDMI lead and spare CAT5 cabling as well as 5 amp lighting sockets to the dining room, sitting room and all bedrooms. An internal viewing is strongly recommended to fully appreciate this particularly spacious and beautifully presented family home.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **COVERED ENTRANCE PORCH:** Courtesy light, tiled step, Oak panelled front door with full length obscure glazed side panels to:
- **RECEPTION HALL** 23'5" x 17'11" (7.14m x 5.46m): Underfloor heating with Porcelain tiled flooring, recessed ceiling lights, burglar alarm, under stairs storage cupboards, door to garage, door to:
- **LUXURY CLOAKROOM:** Comprising a Lefroy Brooks victorian style white suite of high level w.c. with La Chapelle wash hand basin, feature mixer tap, brick bond half tiled walls, underfloor heating, porcelain tiled floor, recessed ceiling lights, dimmer switch, coats hanging space, sealed unit double glazed window.
- **SITTING ROOM** 13'5" x 10'8" (4.09m x 3.25m): recessed ceiling lights, underfloor heating, porcelain tiled floor, dimmer switch, integrated speakers, 5 amp lighting sockets, sealed unit double glazed window.

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- **DINING ROOM** 15'2" x 12' (4.62m x 3.66m): attractive rectangular bay window, recessed ceiling lights, underfloor heating, porcelain tiled floor, 5 amp lighting sockets, integrated speakers.
- **OPEN PLAN KITCHEN/FAMILY/LIVING ROOM** 39'11" x 21'6" (12.17m x 6.55m): A stunning, spacious, "live in - eat in" kitchen/family room with considerable wow factor and spacious open plan living area with under floor heating and porcelain tiled flooring throughout, enjoying a delightful aspect overlooking the garden with two sets of bi fold doors opening onto the patio. An impressive and well equipped kitchen area comprises a comprehensive range of wall and floor units complimented with Quartz work surfaces and upstands, underslung one and half bowl sink unit with boiling hot water mixer tap, feature wide peninsula island with free standing wine cooler and cupboards and drawers under. Stainless steel Smeg Double Oven with Pizza cooking function, 6 ring gas burner and electric griddle, extractor/light above, two double glass fronted display cupboards with lights, corner carousel unit, under counter lighting and plinth lighting, built in double Bosh stainless steel oven and microwave, exposed ceiling beams, feature high level window and full length glazed window overlooking the garden. Integrated full length fridge and freezer with cupboards either side and pull out drawer, recessed ceiling lights. Living area with central brick fireplace and fitted woodburner, heavy timber mantel, fitted double cupboard to side and fitted shelves.
- **UTILITY ROOM** 11'2" x 6'9" (3.40m x 2.06m): Fitted with a range of high gloss finished wall and floor units with Quartz work surfaces, under slung sink unit with mixer tap, plumbing and space for automatic washing machine and tumble dryer. Underfloor heating, porcelain tiled flooring, recessed ceiling lights, chromium plated heated towel rail, extractor fan, wall mounter Worcester gas fired boiler for central heating and domestic hot water.

FIRST FLOOR:-

- **GALLERIED LANDING** 22'8" x 13'3" (6.91m x 4.04m): Approached by a part exposed oak timber staircase with oak handrail, painted white spindles and oak newel caps, recessed ceiling lights, turning stairs to second floor, under stairs storage cupboard, walk in airing cupboard housing pressurised hot water cylinder, programmer controls, automatic light.
- **MASTER BEDROOM** 14'3" x 13'10" (4.34m x 4.22m): Plus built in wall to wall fitted wardrobes with sliding doors/mirrors, fitted hanging rails, shelves and automatic LED lights, two feature radiators, ceiling speakers, 5 amp lighting sockets, dimmer switch, recessed ceiling lights, double french doors overlooking the rear garden with full length glazed side panels, wrought iron balustrade, rear aspect.
- **LUXURY EN-SUITE BATHROOM:** White comprising tiled enclosed bath with central tap mixer tap, hand held shower attachment, Proofvision wall mounted television, shower cubicle with fixed rainfall shower plus hand held shower, glazed shower screen and door, fully tiled walls, low level w.c. with concealed cistern, wash hand basin with mixer tap and cupboard under, chromium plated heated towel rail, ceramic tiled floor with feature lights, electric underfloor heating, extractor fan, recessed ceiling lights, sealed unit obscure double glazed window, tiled display shelve, shaver point, ceiling speakers.
- **BEDROOM 2** 16'11" x 12'3" (5.16m x 3.73m): Attractive rectangular bay window, two double radiators, 5 amp lighting sockets, sealed unit double glazed window, dimmer switch, door to:

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- **EN-SUITE SHOWER ROOM:** White comprising shower cubicle with fixed rainfall shower plus hand held shower, glazed shower door, fully tiled walls, low level w.c. with concealed cistern, wash hand basin with mixer tap and cupboard under, fitted mirror/light above, chromium plated heated towel rail, ceramic tiled floor, electric underfloor heating, extractor fan, recessed ceiling lights, sealed unit obscure double glazed window, tiled display shelf, shaver point.
- **BEDROOM 3** 16' x 11'3" (4.88m x 3.43m): double radiator, sealed unit double glazed window, dimmer switch, 5 amp lighting sockets, front aspect.
- **BEDROOM 4** 11'7" x 11'3" (3.53m x 3.43m): double radiator, sealed unit double glazed window, dimmer switch, 5 amp lighting sockets, front aspect.
- **BEDROOM 5** 13'9" x 11'1" (4.19m x 3.38m): double radiator, sealed unit double glazed window, dimmer switch, 5 amp lighting sockets, rear aspect.
- **LUXURY FAMILY BATHROOM** 12'5" x 8'8" (3.78m x 2.64m): White suite comprising large Freestanding bath with stand alone chrome plated mixer tap and hand shower attachment, wide wash hand basin and chrome mixer tap and cupboard beneath, corner shower cubicle with glazed shower screen and door, fixed rainfall shower plus hand held shower, chromium plated heated towel rail, ceramic tiled floor with feature lights, electric underfloor heating, extractor fan, recessed ceiling lights, sealed unit obscure double glazed window, tiled display shelf, shaver point, ceiling speakers, tall modern fitted storage cupboard, fitted mirror.

SECOND FLOOR:-

- **SECOND FLOOR LANDING:** Eaves storage cupboard, double radiator with thermostatic control, recess ceiling lights, two sky light windows, door to:
- **BEDROOM 6** 17'7" x 17'1" (5.36m x 5.21m): Plus two recessed windows overlooking the rear garden with window shutters, sky light windows, double aspect, 3 double radiators with thermostatic controls, eaves storage cupboard, 5 amp lighting sockets, recessed ceiling lights, door to:
- **EN-SUITE SHOWER ROOM:** White comprising shower cubicle with Hansgrohe shower, glazed shower screen, part tiled walls, low level w.c. with concealed cistern, wash hand basin with mixer tap, chromium plated heated towel rail, ceramic tiled floor, electric underfloor heating, extractor fan, recessed ceiling lights, tiled display alcove, shaver point.

OUTSIDE:-

- **GARAGE** 16'6" x 8'9" (5.03m x 2.67m): electric up and over door, sealed unit double glazed window, personnel door.
- **STUDIO/OFFICE/GAMES ROOM:** A substantial detached outbuilding constructed into 2 distinct rooms which could be used for a variety of uses. Area one 15'8 x 12'11 comprising wood effect floor, sealed unit double glazed windows, sky light window, range of fitted wall and floor units with contrasting work surfaces, plumbing and space for washing machine, appliance space, range of fitted drawers, extractor fan, recessed ceiling lights, underfloor heating, dimmer switches, panelled door to Area two 9'7 x 9'5 comprising wood effect floor, sealed unit double glazed window, underfloor heating, sliding door to en-suite shower room. White comprising shower cubicle with Hansgrohe shower, glazed shower screen, fully tiled walls, low level w.c. with concealed cistern, wash hand basin with mixer tap, ceramic tiled floor, electric underfloor heating, extractor fan, recessed ceiling lights, tiled display shelf, fitted glass display shelves, shaver point, obscure sealed unit double glazed window.

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- **FRONT GARDEN:** The property is approached via a brick pillared entrance with retaining brick wall and large bonded shingle driveway which provides ample off-road parking for numerous cars and access to the garage. There is pedestrian side access either side of the property which leads to the rear garden.
- **REAR GARDEN:** The rear garden is mainly laid to lawn extending to approximately 85ft in depth with irregular shaped flower beds, enclosed by 1.8m high panel fencing. There is a wide paved patio with brick edging, courtesy lights and ornamental garden lights, outside speakers, storage shed, outside hot & cold water taps and timber deck with feature lights. The garden is secluded and enjoys a delightful south facing aspect.

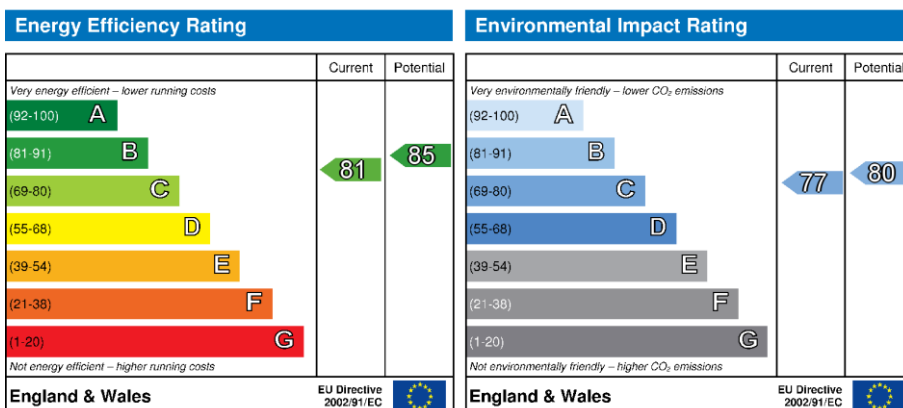
FLOOR PLAN



7 GATESDEN ROAD, FETCHAM

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Notes:

Note 1: Please note domestic and electrical appliances have not been tested.

Note 2: Mains gas, electricity, water and drainage are all connected.

Note 3: All fitted carpets, appliances and window coverings will be included in the agreed sale price.

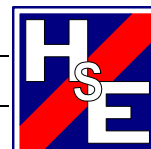
Note 4: The electrical wiring includes HDMI lead and spare CAT5 cabling as well as 5 amp lighting sockets in all bedrooms and satellite connections.

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

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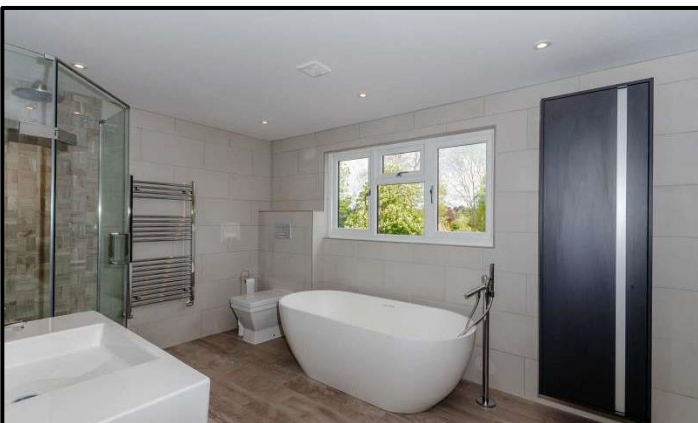


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