



GARDEN

The Laurells, Fetcham KT22 9GZ

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The Laurels, Fetcham

A substantial detached family home offering over 3,000 sq. ft. of stylish accommodation including six bedrooms, five bathrooms and four reception rooms. Located in a private gated cul-de-sac within Fetcham Village, and close to excellent transport links, schools and countryside walks.

Six Bedrooms

Over 3,000 Sq. Ft.

Private Gated Cul-De-Sac

Five Bathrooms

Four Reception Rooms

Kitchen / Dining / Family Room

South West Facing Garden

Laundry Room

Double Garage

High EPC Rating - C

The Laurels is located between Fetcham and Bookham villages, with their excellent range of shops and amenities, and is on the doorstep of the Surrey Hills Area of Outstanding Natural Beauty. The house is also close to superb schools including the Howard of Effingham, Fetcham Village Infant School and Oakfield Junior School.





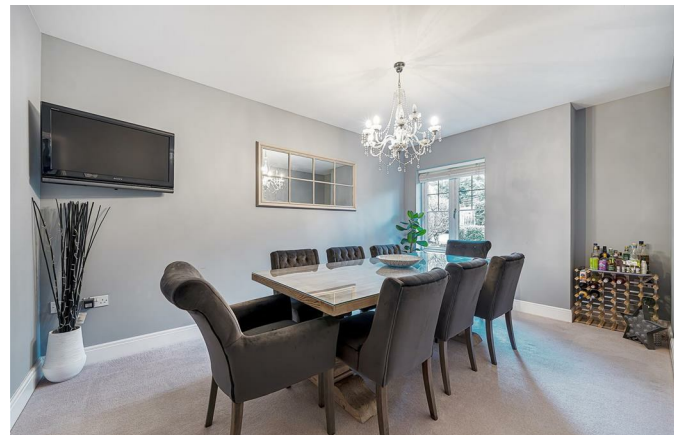
This spacious home is entered via a large entrance hall. From the hall is the superb 24'10 x 17' open plan kitchen / dining / family room with French doors to the garden. The contemporary kitchen boasts ample unit space and a central island. The ground floor provides three further reception rooms comprising of a study, a living room and a formal dining room. There is also a useful WC / cloakroom.

From the hallway, stairs lead to a large landing off of which is the master bedroom suite with en-suite four piece bathroom and dressing room, a second large double bedroom with ensuite shower room, two further well proportioned bedrooms, a family shower room and a useful laundry room.

The top floor of this substantial home provides two further double bedrooms, a shower room and a storage / dressing room.

To the front, the property offers driveway parking for two vehicles and leads to a double garage. The south west facing rear garden is well secluded by high fencing. The garden is mainly laid to lawn and provides a large patio.

The house was built in 2012 by Banner / Cala Homes and benefits from a high Energy Performance Rating (C).



Fetcham, Leatherhead, KT22

Approximate Area = 3016 sq ft / 280.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for V&H Homes. REF: 937857



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