



Guildford Road, Fetcham KT22 9DS

Your local property specialist

Guildford Road Fetcham KT22 9DS

Hawks View is a glorious, versatile and attractive family home offering a self contained two storey annex within the main house, plus an independent two bedroom Garden Lodge set within the stunning grounds that offers further scope for development (STPP). Spectacular views and a setting close to open countryside ensure that this property will be of interest to the most discerning of buyers looking for a rare opportunity to purchase a property of this potential.

Main House with Annex

Additional Two Bedroom Garden Lodge

Stunning Countryside Views

Outstanding South Facing Grounds

Plot of 0.93 Acres

4,806 Sq. Ft

Carriage Driveway

Two Garages

Workshop / Garage / Bar

Versatile Property





This outstanding property, which boasts 4,806 sq. ft of accommodation, is approached via a carriage driveway offering ample parking which leads to two single garages.

The main house has retained many original features from the c1920s build, and the annex (which could easily open up to the main house) was sympathetically designed and built 20 years ago.

The main house layout currently has three double bedrooms and two bathrooms. The ground floor benefits from a dual aspect living room, a large formal dining room and a country style kitchen with island / breakfast bar.

The annex layout currently has two double bedrooms a large single bedroom, a family bathroom and a first floor toilet. The ground floor provides a spacious living / dining room and a fully fitted kitchen and a cloakroom.



The Garden Lodge offers a contemporary design with two double bedrooms, a stunning open plan kitchen / living / dining room, a four piece bathroom and a mezzanine study level.

The expansive, secluded and mature south facing garden is mainly laid to lawn and offers outstanding countryside views. The grounds offer multiple seating areas and contain the Garden Lodge, a large workshop / garage / bar and a pergola.



Location

Fetcham village offers a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of amenities including the Swan Shopping Centre, Theatre, Waitrose Local and Nuffield Health Fitness Gym.

Schools

There are a number of excellent private and state schools in the area including City of London Freeman's, Epsom College, Danes Hill St. Johns Leatherhead, Fetcham Infant School and Oakfield Junior School.

Travel

Leatherhead station is approximately 1 mile from the property. Leatherhead station provides trains to London Waterloo and Victoria in approximately 40 minutes.



Hawks View, Guildford Road, Fetcham, Leatherhead, KT22

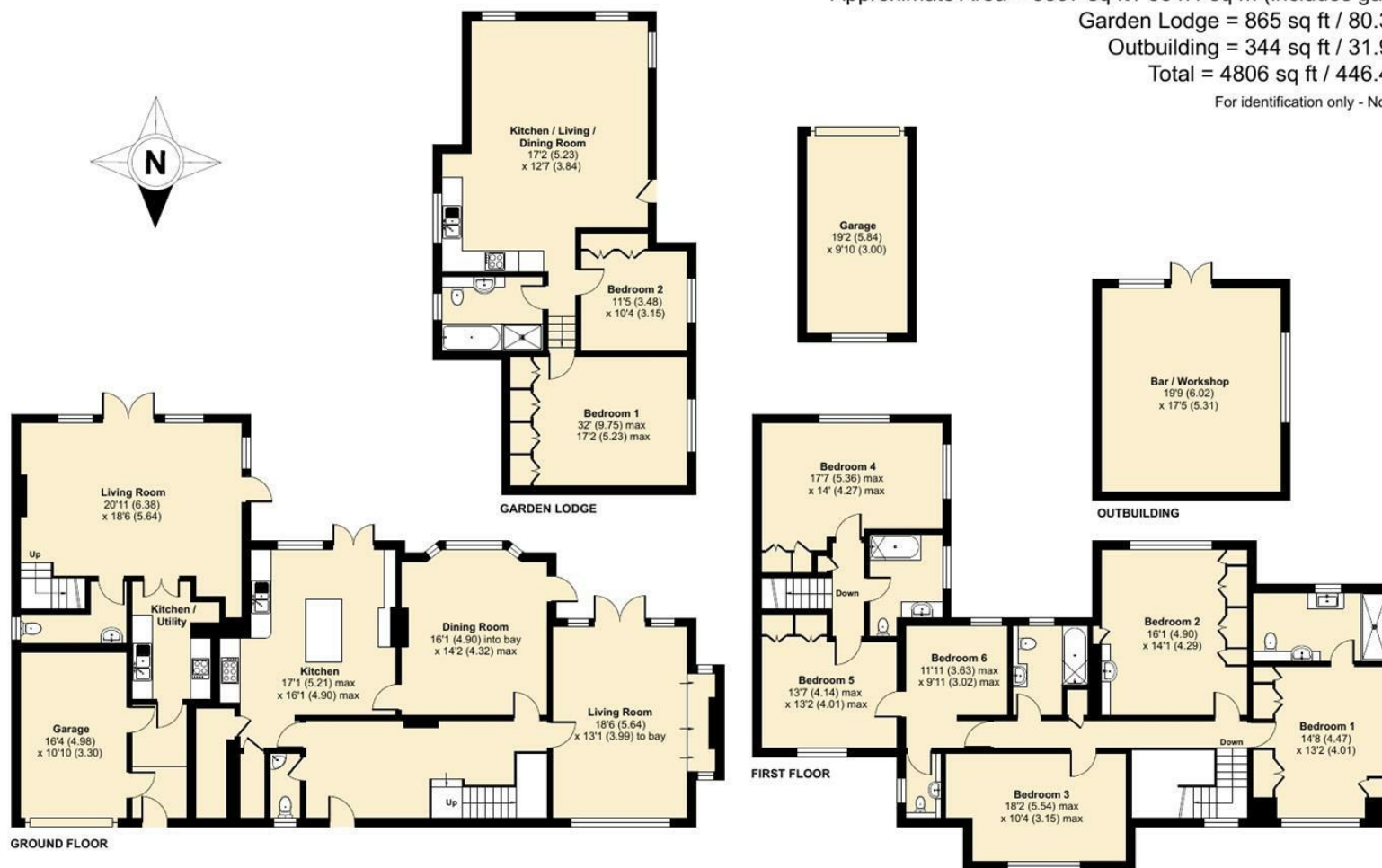
Approximate Area = 3597 sq ft / 334.1 sq m (includes garages)

Garden Lodge = 865 sq ft / 80.3 sq m

Outbuilding = 344 sq ft / 31.9 sq m

Total = 4806 sq ft / 446.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for V&H Homes. REF: 992043



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