



The Old Street, Fetcham KT22 9QJ

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The Old Street Fetcham KT22 9QJ

This CHARMING and characterful three bedroom cottage is DECEPTIVELY SPACIOUS and has been lovingly restored with an abundance of original features complemented by modern comforts including en suite bathroom, family shower room, part underfloor heating, bespoke yew built in furniture and a kitchen complete with walk in pantry and space for all appliances. Offered for sale with NO CHAIN.

Characterful Three Bedroom Cottage

Two Reception Rooms

Large Kitchen/Breakfast Room with Pantry

Three Bedrooms

Two Bathrooms

Host of Original Features

Walled Garden

Covered Terrace and Summer House

Off Road Parking for 3 Cars

EPC Rating: E





Rectory Cottage is a beautiful character home, we believe dating back to the early 1800's, and was originally the gardener's cottage for the Fetcham Park House Estate.

The owner has lovingly restored the property, with many preserved details throughout. The kitchen has a walk-in pantry and a brick inset cabinet for crockery plus a warming Aga, with a 200 year old flagstone floor which has an old penny from 1967 inlaid marking the year that the property was extended. All freestanding appliances are neatly stored behind cottage style curtain doors and there is ample space for a breakfast table and chairs. Doors lead out to the garden via a covered terrace, perfect for summer dining. The living room has space for a cosy living area to the front, by the open fire, and a separate dining area next to the kitchen. There is also a separate 19 foot reception room/office with underfloor heating and doors out to the garden.

Upstairs there are three good sized bedrooms, the principal with an en-suite bathroom and a separate family shower room. The generous landing area has a built in linen cupboard.

Outside, the pretty front and rear gardens have been professionally landscaped with well-established planting including a selection of David Austin Roses.

The delightful walled garden to the rear has an elegant summer house and a covered terrace adjacent to the house.

The front garden offers off-road parking for up to three cars on the gravel driveway plus a secluded seating area with various flowering arches and trellis covered with climbing Wollerton Old Hall.

This exceptional property must be viewed to appreciate all it has to offer.



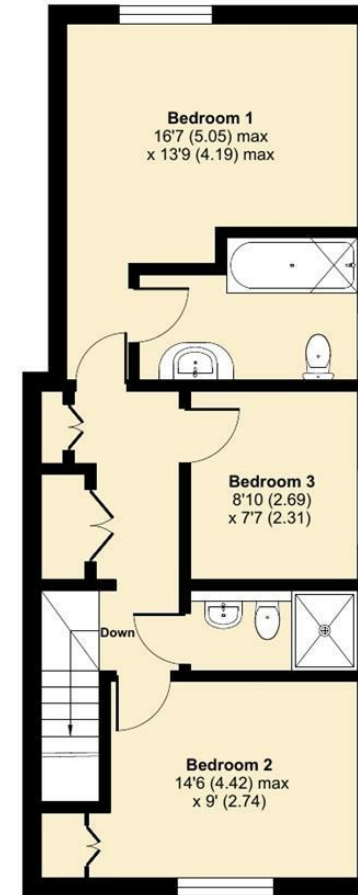
The Old Street, Fetcham, Leatherhead, KT22

Approximate Area = 1251 sq ft / 116.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for V&H Homes. REF: 1220515



V&H Homes

01372 221 678

sales@vhhomes.co.uk

www.vhhomes.co.uk



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