



Guildford Road, Fetcham

**V&H**  
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HOMES

£1,995,000

# Guildford Road

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 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





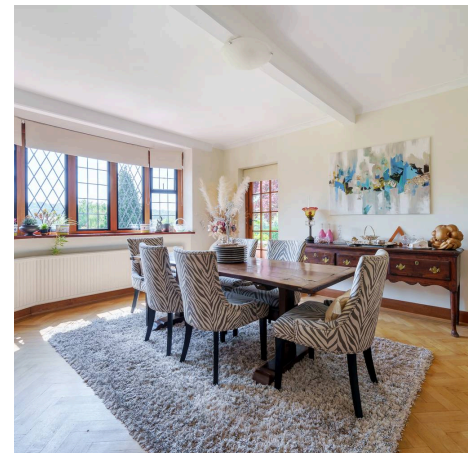
## Hawks View Guildford Road

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 or development (STPP).

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.



# Hawks View, Guildford Road, Fetcham, Leatherhead, KT22

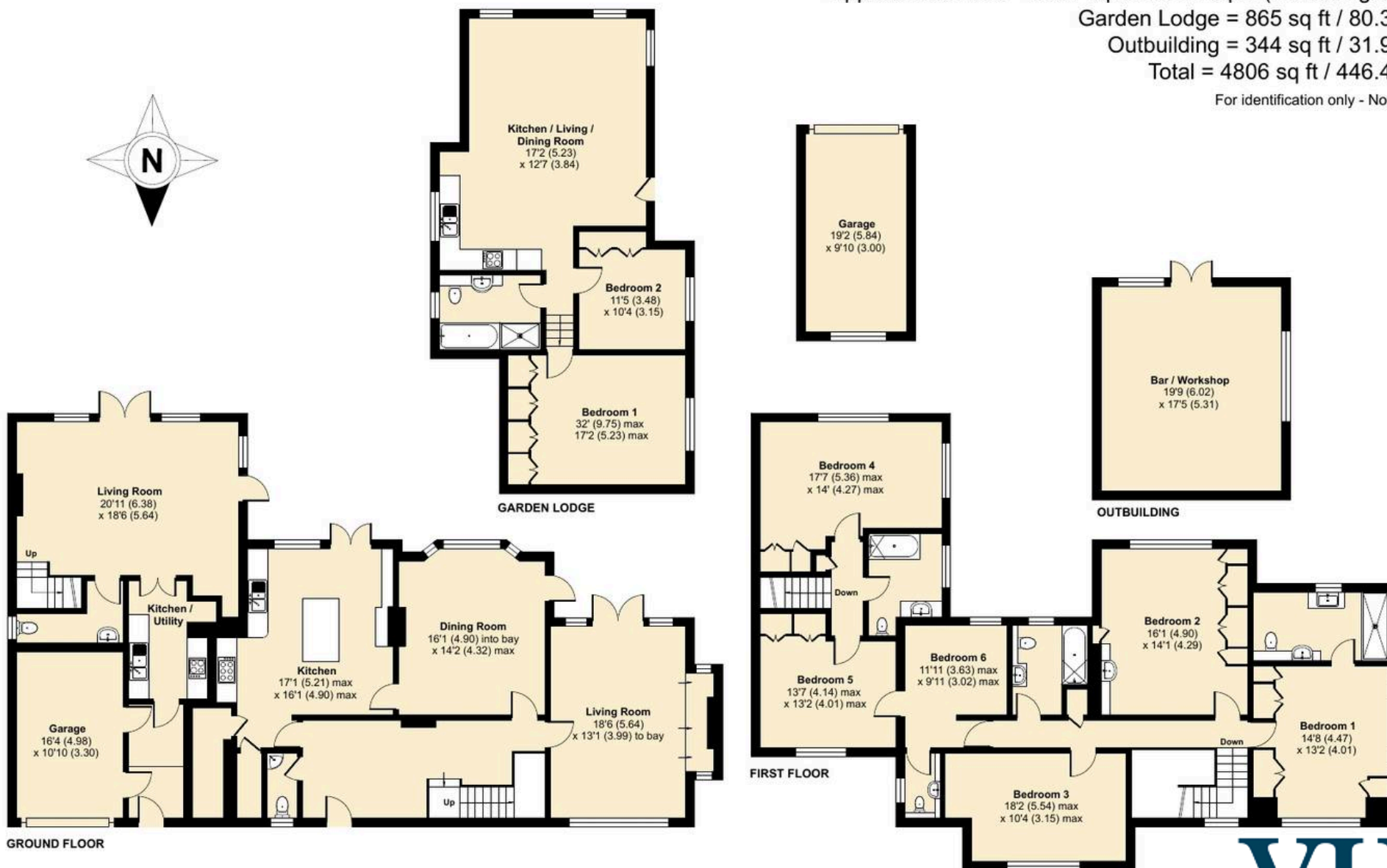
Approximate Area = 3597 sq ft / 334.1 sq m (includes garages)

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). © ncheom 2023. Produced for V&H Homes. REF: 992043

