



Guildford Road, Fetcham KT22 9DP

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# Guildford Road Fetcham KT22 9DP

*An attractive Mediterranean style Villa situated on a substantial gated plot close to Fetcham Village and Leatherhead Town Centre and mainline train station. Spacious reception rooms lead onto the extensive terrace, swimming pool and private gardens. The flexible accommodation includes seven bedrooms and six bath/shower rooms. There is a magnificent master bedroom suite on the first floor, with balcony, but also the option of the master suite downstairs. The spacious reception rooms have multi aspect windows overlooking the garden and there is an ANNEX suitable for the extended family or for HOME STUDIO working, with it's own entrance.*

## Mediterranean Villa

Five/Seven Bedrooms

Four/Six Reception Rooms

Annex with Private Entrance

First Floor Master Suite

First Floor Covered Terrace

Swimming Pool

Large Secluded Gardens

Gated Plot

EPC Rating D



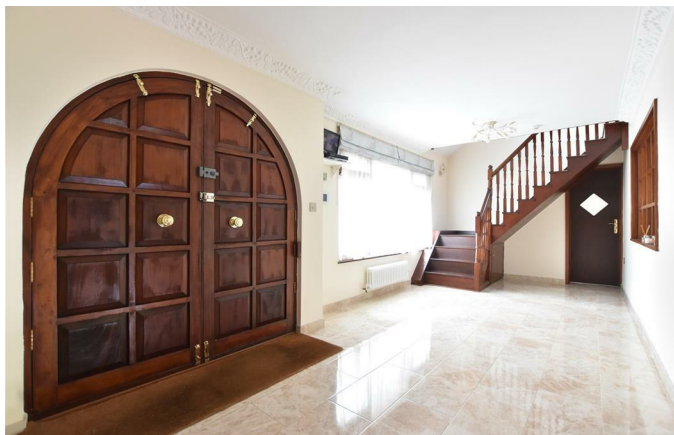


The palatial entrance hall and the whole of the ground floor has tiled flooring and leads to a fully fitted kitchen with separate utility room, a generous dining/family room, a sumptuous lounge/diner, a master bedroom with ensuite and two further bedrooms/studies and a wet room. The ANNEX has it's own studio room with ensuite wet room adjoining the utility/kitchen.

The first floor has a spacious master suite with a balcony and views over the rear garden, an ensuite bathroom, a dressing room and two further bedrooms leading to a covered TERRACE perfect for relaxing in the summer evenings.

The grounds of this individual property are mainly laid to lawn with mature trees and planted borders. There is a brick built outbuilding with power and light adjoining the pool house.

The gated driveway has parking for several vehicles.



Approximate Gross Internal Area  
 315.70 sq m / 3398.16 sq ft  
 (Excludes Outbuilding)  
 Outbuilding Area 13.70 sq m / 147.46 sq ft

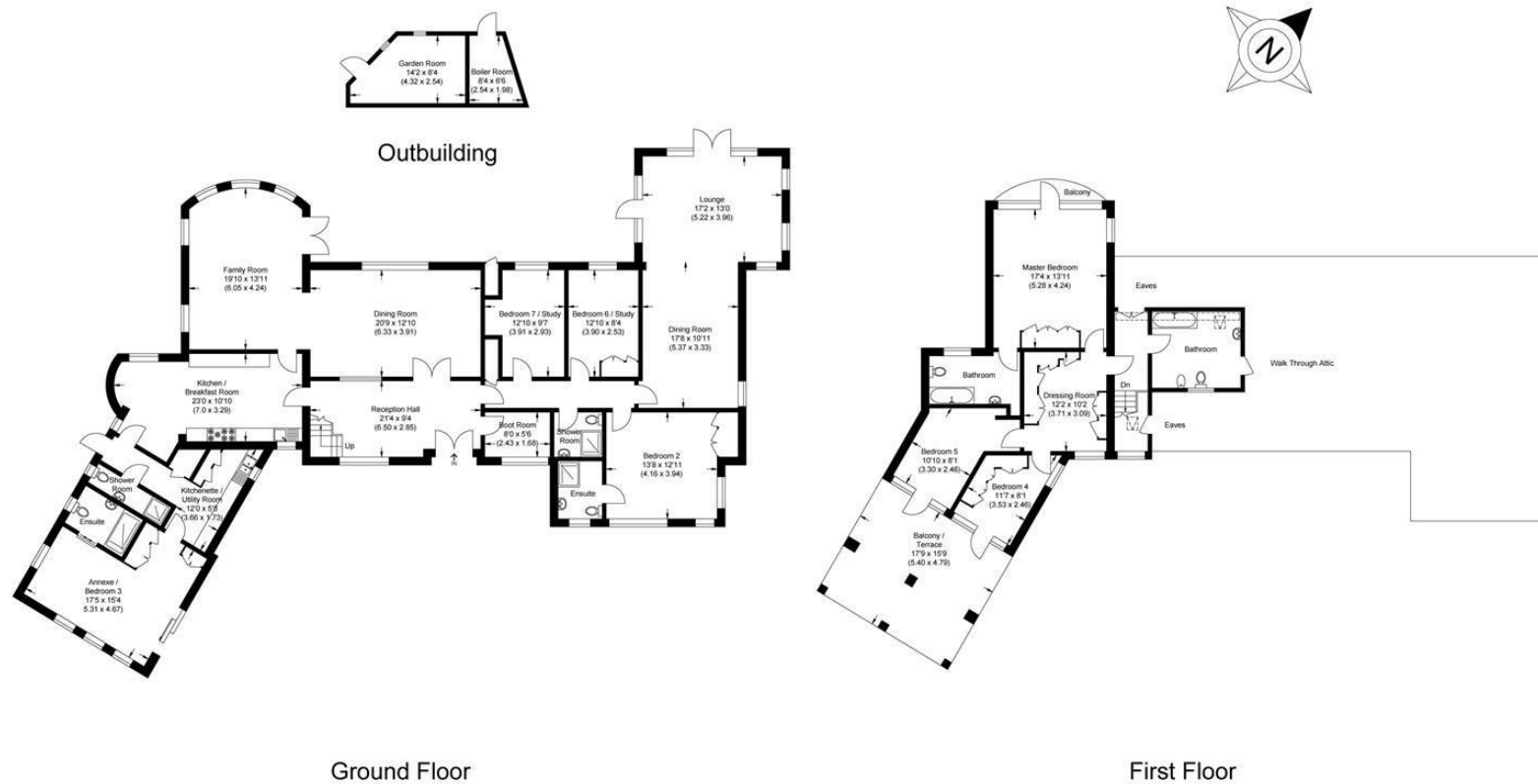


Illustration for identification purposes only, measurements are approximate, not to scale.

V&H Homes

01372 221 678

sales@vhomes.co.uk

www.vhomes.co.uk

