





## **BROWNING RD FETCHAM, KT22 9HN**

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**Attractive & Spacious Detached Family Home  
Sought After Location Close To Local  
Amenities**

**Within The Howard Of Effingham School  
Catchment**

**Lovely South Westerly Facing Secluded  
Landscaped Garden**

**Principal Bedroom & En-Suite Bathroom**

**Guest Bedroom & En-Suite Shower Room**

**Three Further Bedrooms**

**Family Bathroom • Reception Hall**

**Cloakroom • L Shaped Lounge/Dining Room**

**Double Aspect 26 ft Kitchen/Breakfast Room**

**Family Room • Conservatory**

**Excellent Decorative Order Throughout**

**Double Garage & Parking**

**Patio and BBQ Terrace**



AN ATTRACTIVE AND SPACIOUS DETACHED FAMILY HOME situated in a tree lined grass verged sought after residential location less than a mile from Bookham High Street and within The Howard of Effingham school catchment. The village offers an excellent selection of local shops and a footpath is accessible via Pine Dean and is about a 20 minute walk.

The property offers excellent family accommodation with a large comprehensively fitted kitchen/breakfast room featuring granite work surfaces, integrated appliances including a television, stainless steel Meile oven, multi-functional oven, steam oven, and induction hob. There are 2 sets of double doors that lead from the kitchen/breakfast room into the lounge/dining room and a generous size family room which overlooks the garden and bbq area. The lounge/dining room is a spacious double aspect L shaped room with feature marble fireplace and doors opening into a conservatory which enjoys a delightful aspect over the garden. Complementing the ground floor is a cloakroom and double width garage.

On the first floor there are 5 bedrooms which includes a generous principal bedroom and en-suite bathroom, guest bedroom and en-suite shower room and 3 further bedrooms served by a family bathroom.

In addition the house benefits from sealed unit double glazed windows and doors throughout, gas central heating and solar panels. The solar panels generate approximately £1500pa on the current contract which is transferable and has 12 years remaining.

The house occupies an excellent plot with an established garden and south westerly facing aspect. The garden features a variety of evergreens, mature specimen plants, patio, bbq, timber garden shed and greenhouse. An inspection is thoroughly recommended to appreciate this excellent family house with landscaped secluded garden situated in a sought after location.

## GROUND FLOOR

### ENCLOSED ENTRANCE PORCH

Double glazed entrance door to:

### RECEPTION HALL

### CLOAKROOM

**LOUNGE/DINING ROOM** 26'4" × 21'9" (8.03m × 6.63m)

L shaped

**FAMILY ROOM** 16'11" × 15'9" (5.16m × 4.80m)

**KITCHEN/BREAKFAST ROOM** 26'2" × 14'2" (7.98m × 4.32m)

## FIRST FLOOR

### LANDING

**PRINCIPAL BEDROOM** 15'9" × 13'7" (4.80m × 4.14m)

### EN-SUITE BATHROOM

**BEDROOM 2** 12'2" × 11'9" (3.71m × 3.58m)

### EN SUITE SHOWER ROOM

**BEDROOM 3** 10'8" × 9'9" (3.25m × 2.97m)

max

**BEDROOM 4** 8'6" × 7'5" (2.59m × 2.26m)

**BEDROOM 5** 9'3" × 8'9" (2.82m × 2.67m)

### FAMILY BATHROOM

## OUTSIDE

**DOUBLE GARAGE** 17'2" × 17'1" (5.23m × 5.21m)

### FRONT GARDEN

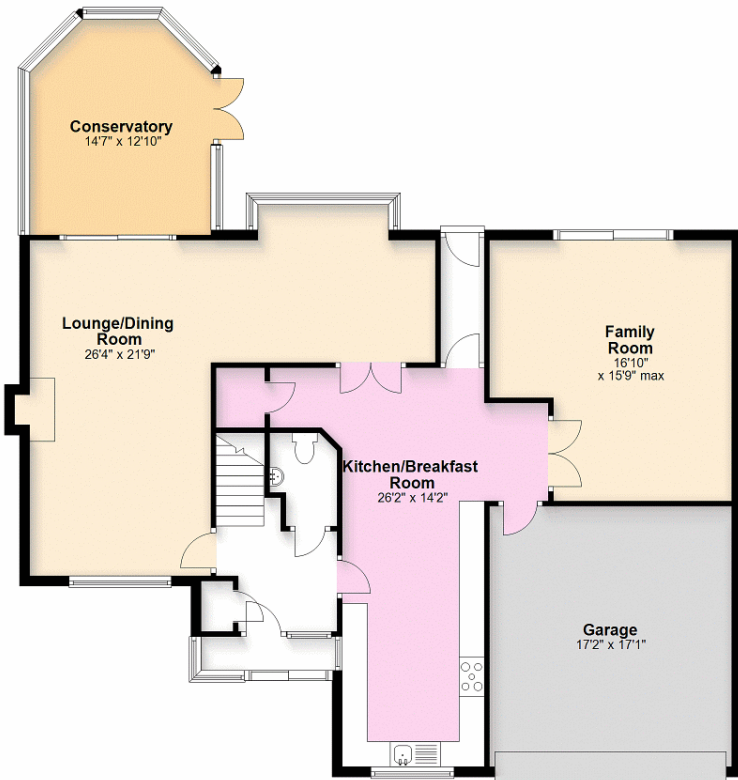
### LANDSCAPED REAR GARDEN

### TIMBER GARDEN SHED

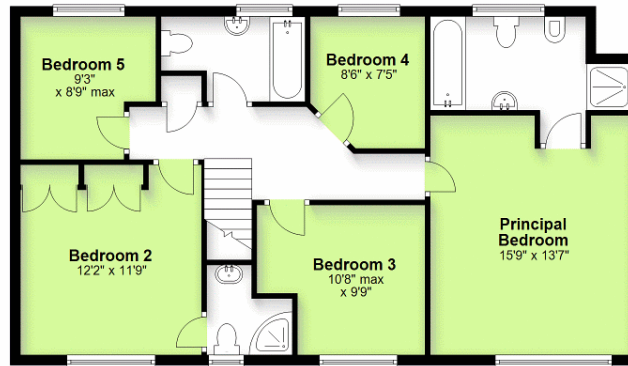
### GREENHOUSE



**Ground Floor**  
Approx. 1547.5 sq. feet



**First Floor**  
Approx. 863.5 sq. feet



Total area: approx. 2411.0 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to this property.
- Note 3 - Council Tax Band G - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		



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