





COCK LANE FETCHAM, KT22 9TT

**A Character Semi-Detached Family House
Ideally Located Close To Village Shops &
Local Schools**

Large 100' Plus Rear Garden

**Planning Permission Previously Granted For
Extension To Side & Rear**

Three Bedrooms • Family Bathroom

Spacious Open Plan Lounge/Dining/Kitchen

Large Detached Garage

Double Width Driveway

Gas Central Heating To Radiators

Large Shed • Summerhouse

An attractive character semi detached house ideally located within approximately 250 metres of Fetcham Village Centre which offers a range of local shops for everyday needs and within walking distance of Fetcham Infants School and Oakfield Junior School. The accommodation is attractively presented and comprises a good size reception hall and a most impressive open plan lounge/dining/kitchen area which is spacious, bright (double aspect) and airy. On the first floor there are three bedrooms, bathroom and it is worth noting that there is a large loft which has previously been granted permission to convert into another bedroom and bathroom although planning has lapsed. The house occupies a generous plot with garden extending to in excess of 100 feet and planning was also granted in 2016 for a single storey rear extension and two storey side extension to provide an additional 2 bedrooms, bathroom, dining room and family room.



GROUND FLOOR

ENCLOSED ENTRANCE PORCH

with courtesy light, quarry tiled step and double glazed door to:-

RECEPTION HALL

with double radiator panel, lightwood laminate flooring, stairs to first floor.

LOUNGE/DINING ROOM 23'10" × 16'9" (7.26m × 5.11m)

a lovely open plan double aspect through room which links with the Kitchen and is the heart of the home with a feature open fireplace with mantle above and slate hearth, fitted bookshelves to the side and shelved storage cupboard, feature wide bay window with double radiator panel, lightwood laminate flooring throughout, further fitted book/display shelving, additional double radiator panel in dining area, double glazed doors opening to garden. The lounge, dining and kitchen areas are all open plan but have distinct separate areas.

KITCHEN 9'6" × 9'6" (2.90m × 2.90m)

fitted with a range of shaker style cream fronted wall and floor units with soft close doors and drawers and incorporating pull-out spice rack and wine rack, contrasting wood strip work surfaces, inset single drainer stainless steel Franke sink unit with mixer tap, integrated slimline Hotpoint dishwasher, plumbing and space for washing machine, integrated stainless steel 4-ring gas hob unit with side control panel and matching stainless steel chimney style cooker hood over, Indesit fan assisted electric oven/grill, double glazed window, lovely outlook over rear garden.

FIRST FLOOR

LANDING

with landing window and access via foldaway loft ladder to part boarded and lit loft with Vaillant combination gas fired boiler.

BEDROOM 1 11'8" × 10'6" (3.56m × 3.20m)

with double radiator panel.

BEDROOM 2 10'6" × 9'10" (3.20m × 3m)

with fitted double hanging and shelved wardrobe cupboard with overhead storage, double radiator panel, lovely view over rear garden.

BEDROOM 3 8' × 6' (2.44m × 1.83m)

radiator panel.

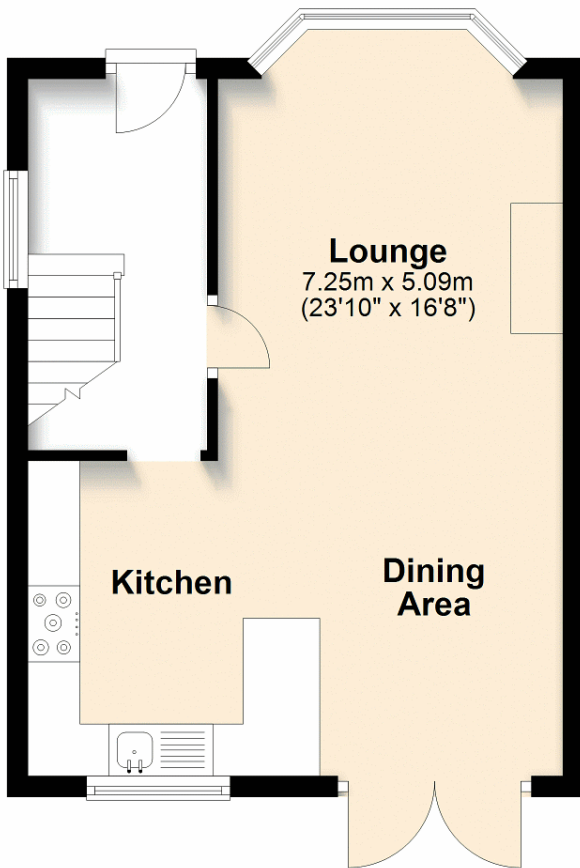
FAMILY BATHROOM

white suite comprising deep tile enclosed bath with wall mounted shower unit, separate mixer taps, glazed shower screen, tiled surround, vanity unit, wash hand basin with mixer tap, cupboard under, adjoining dual flush low level w.c. with concealed cistern, chrome towel rail, tiled flooring and obscure glazed window.



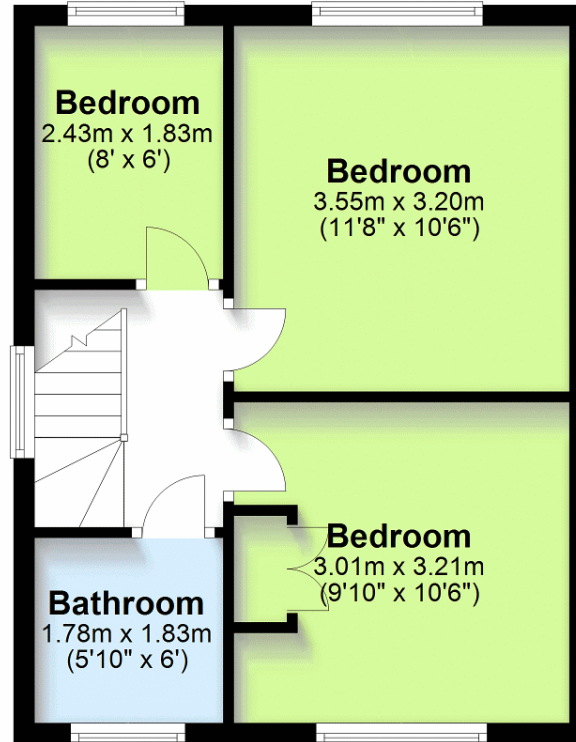
Ground Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 sq. feet)

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

OUTSIDE

TANDEM GARAGE/WORKSHOP 32'4" x 8'4" (9.86m x 2.54m)
plus storage area to side, up and over door, power and light, side door. Workshop at rear.

DOUBLE WIDTH TARMAC DRIVEWAY
provides ample off road parking for several vehicles.

FRONT GARDEN

mainly laid to lawn with evergreen hedge, pathway leads to the front door and pedestrian gate provides access to the rear garden.

LARGE REAR GARDEN

which in our opinion is an exceptionally attractive feature of this property being laid mainly to formal lawn extending to over 100 feet with well stocked flower beds. At the end of the garden there is a summerhouse with double glazed windows & doors, light and power, large timber shed, paved patio and timber deck area partly covered.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Council Tax Band E - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
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01372 457011

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81-91	B		86
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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