



LANGALLER HOUSE

LANGALLER LANE • FETCHAM • SURREY • KT22 9SN

Langaller House enjoys a private country setting on approximately 6 acres of south facing grounds. Completed in 2014 by the present owners, this impressive detached country home offers c.7,000 sq.ft. of accommodation and detached 3 bedroom cottage.

Main House

Vaulted entrance hall • Drawing room • Dining Room • Kitchen/Breakfast/Family room • Library • Study Den • Games room • Gym • Cinema room • Utility room • Two cloakrooms • Indoor swimming pool

Master bedroom with dressing room and bathroom • Two guest suites • Two further bedrooms • Family bathroom

Langaller Cottage

Sitting room • Kitchen/dining room • Three Bedrooms • Bathroom • Shower room

Outbuildings

Oak framed Single Garage/Triple garaging with large storage area above
Further large outbuilding with potential for stabling

Gross internal area

Main house including swimming pool – 6806 sq ft

Garaging/Outbuildings – 1755 sq ft

Langaller Cottage – 1000 sq ft

Total – 9561 sq ft

In all about 5.93 acres



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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure. Only those fixtures and fittings mentioned in these sales particulars are included in the sale.

Situation



Leatherhead – 3 miles

Cobham – 3.3 miles

London – 23 miles



Stoke D'Abernon

(London Waterloo from 38 minutes)

Leatherhead

(London Waterloo from 45 minutes)



M25 – 3.2 miles



ACS Cobham International

City of London Freeman's, Ashted

Cranmore School, West Horsley

Danes Hill, Oxshott

Feltonfleet, Cobham

Notre Dame, Cobham

Parkside, Cobham

Reeds, Cobham

St John's, Leatherhead

Downsend, Leatherhead



Gatwick Airport – 21 miles

Heathrow Airport – 19 miles



Wisley

St George's Hill

RAC Country Club

Effingham

Clandon Regis

Beaver Brook Country Club





Langaller House

Approached through electric gates, an outstanding and unique country home enjoying a private setting of approximately 6 acres of south facing grounds. Completed in 2014 by the present owners, this impressive 5 bedroom detached house offers c.7,000 sq.ft. of accommodation over three floors. Additional self contained accommodation is provided for by a 3 bedroom detached cottage of c.1,000 sq.ft. completed in 2016, yet to be occupied.

Langaller House is luxuriously appointed for modern day living, the extensive list of superb features include 4 log burners, bespoke designed media room with smart home audio and visual automation system, home cinema, CCTV and underfloor heating assisted by ground source heat pump to all floors. The external architecturally designed stone mullioned detail to the windows and roof parapets, together with oak framing, complements the bi-folding doors which feature in all the reception rooms to the rear. Langaller House takes full advantage of the panoramic views over the extensive gardens and surrounding woodland.

The ground floor includes a magnificent vaulted reception hall with elegant sweeping limestone staircase; the principal reception rooms all lead off the reception hall and include the kitchen/breakfast/family room, with spectacular vaulted ceiling, that serves as the hub of the home. The luxurious indoor swimming pool complex is connected to the main house and accessed via a secure key pad controlled door.

A further sweeping staircase leads from the reception hall down to the leisure and entertainment floor which includes a games room, gym, home cinema room, kitchenette/utility room, cloakroom and boiler room.

To the first floor the bedroom space is beautifully appointed off the large galleried landing. The vaulted master bedroom suite enjoys panoramic views over the south facing grounds and features a bespoke dressing area and a sumptuous en suite bathroom. There are two guest bedroom suites, two further bedrooms and the family bathroom.







Langaller Cottage



Langaller Cottage

Langaller Cottage is a recently built three bedroom detached cottage. The ground floor offers a kitchen/ dining room, sitting room, a ground floor bedroom and bathroom. To the first floor there are two further bedrooms and a shower room. The cottage has its own gated driveway and private garden.

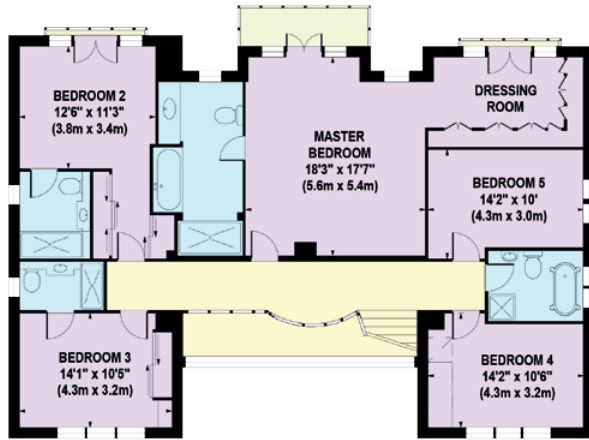


Across the rear of Langaller House extends a substantial terrace beyond which are sweeping lawns. The size of the grounds offer an opportunity to create a couple of paddocks with stabling in place of the further outbuildings, presently a substantial workshop. The location is ideally close to the National Trust Land of Bookham Common providing access to plenty of bridleways.

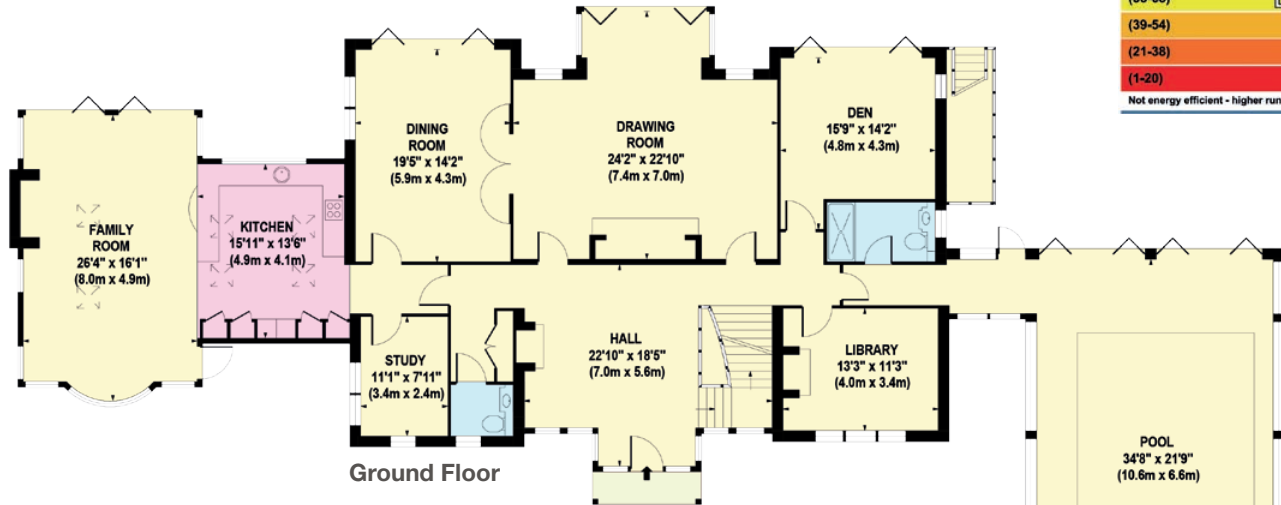
Langaller House and Langaller Cottage are the only properties situated at the end of a leafy country lane with a very private and secluded setting. The grounds are mainly laid to lawn with a magnificent border of mature trees, shrubs and woodland. The current owners have landscaped and created a small lake at the far end of the garden complete with a jetty and island.

The driveway for Langaller House is approached by electric gates and offers plenty of courtyard parking. There is an oak framed single garage and further triple garaging with large storage room above (which offers potential for additional accommodation) subject to planning permission. The garaging, storage room and outbuilding are all alarmed.

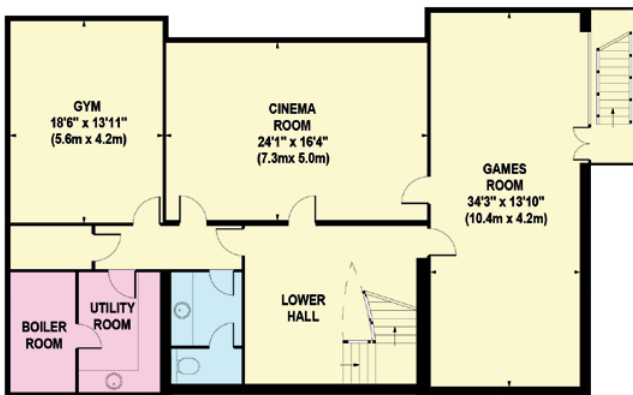
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



First Floor



Ground Floor



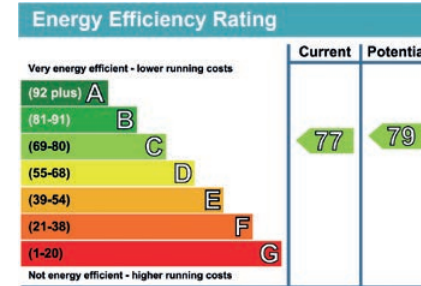
Lower Ground Floor

Approximate Gross Internal Floor Area

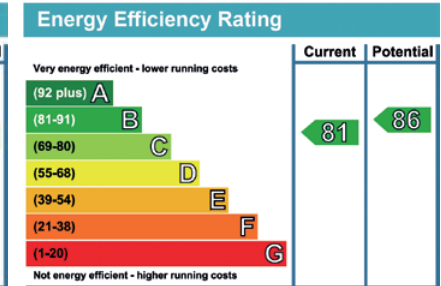
Main House: 6806 sq ft / 632 sq m
 (including pool)
 Garaging/Outbuildings: 1755 sq ft / 163 sq m
 Langaller Cottage: 1000 sq ft / 93 sq m



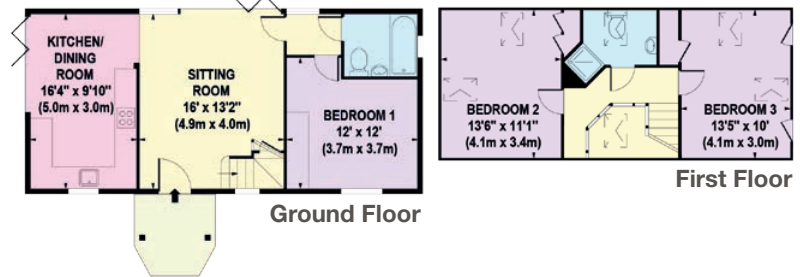
Main House



Langaller Cottage

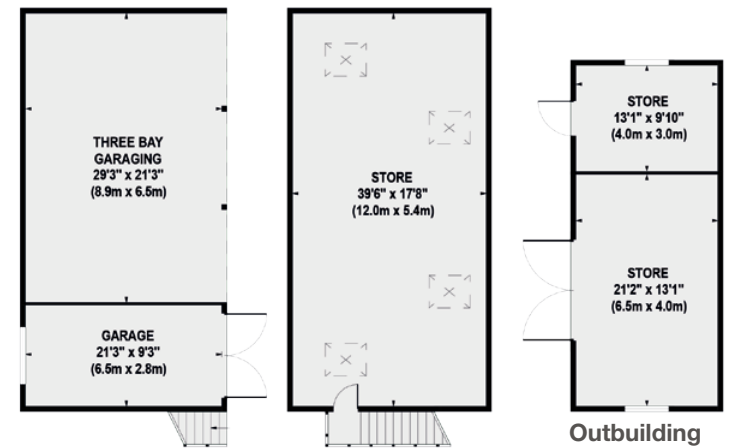


Langaller Cottage



Ground Floor

First Floor



Ground Floor

First Floor

Outbuilding

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Garaging



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Services

The owners have informed us that the property has mains water, mains electricity and mains drainage.

Langaller House is heated via ground source heat pumps.

The indoor swimming pool is heated with air source heat pumps.

Langaller Cottage has electric heating.

Local Authority

Mole Valley District Council.
Tel: 01306 885001.

Postcode

KT22 9SN

Viewings

Strictly by prior appointment with the joint agents only.

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