Hamptons

INTERNATIONAL



Ridgelands, Leatherhead, KT22

5 3 4

GUIDE PRICE

£1,400,000

(£1,400,000)

Property details



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Key features

- **Five Bedrooms**
- **Two En-Suites**
- **Family Bathroom**
- **Stunning kitchen/dining/family roor**
- **Sitting Room**
- **Snug/Study**
- **Garden Room**
- **Landscaped Gardens**
- **Generous Terrace**
- **Triple Garage**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

An immaculately presented five-bedroom detached home in one of Fetcham's most sought-after locations, featuring a stunning kitchen/family room, versatile guest suite, triple garage and beautifully landscaped quarter-acre gardens.A beautifully presented detached home offering spacious and versatile accommodation, including five bedrooms, elegant reception rooms and a superb kitchen/family room. Set within glorious landscaped gardens with a triple garage and extensive parking, ideal for modern family living. This handsome detached residence combines timeless character with modern family living, offering beautifully balanced accommodation throughout.A welcoming entrance hall sets the tone, leading to a selection of elegant reception spaces designed for both everyday comfort and entertaining. At the heart of the home is a superb open-plan kitchen/dining/family room, featuring granite worktops, a substantial central island, integrated appliances, a special feature being the log burner and an abundance of natural light, all complemented by delightful views across the gardens. French doors open directly onto the terrace, seamlessly connecting indoor and outdoor living. The generously proportioned sitting room enjoys a dual aspect, with a bay window and sliding doors framing the garden outlook, while a charming study/snug with fitted cabinetry provides the ideal home working space. Adjoining the kitchen, the delightful garden room, complete with a wood-burning stove, offers a cosy retreat throughout the seasons. Upstairs, the principal bedroom benefits from extensive fitted wardrobes and a stylish en-suite shower room. Three further bedrooms are served by a well-appointed family bathroom. A particular feature of the property is the substantial fifth bedroom suite, accessed via its own staircase and complete with an en-suite bathroom, offering exceptional versatility as guest accommodation, an annexe, games room, fitness suite or space for multi-generational living.OutsideOccupying a magnificent and secluded quarter-acre plot, the gardens are a true highlight of the property. Meticulously landscaped and beautifully maintained, they feature sweeping lawns bordered by mature trees, sculptured shrubs and colourful planting, creating a wonderful sense of privacy and tranquillity. A generous sun terrace spans the rear of the house, providing the perfect setting for al fresco dining, summer entertaining or simply enjoying the picturesque garden outlook. To the front, a spacious driveway offers ample parking and leads to the substantial triple garage, completing this impressive family home.SituationFetcham Village offers a range of eateries including both Italian and Indian restaurants, there is the advantage of a Sainsburys Local, Boots Chemist, GreenWise an organic food shop with cafe and William Dyer Deli, as well as local bistro pub The Bell. There is a good selection of both private & state schools, for example Manor House, St Teresa's, Danes Hill, Park Side, Eastwick infants & Junior, Fetcham Village Infants, Oakfield Junior school as well as The Howard of Effingham & Therfield Secondary Schools. Nearby Leatherhead offers a train station with direct trains into London as well as more extensive shopping, a cinema theatre, an array restaurants, bars and cafes. Leatherhead Leisure Centre offers a good variety of facilities. While for the outdoor enthusiast there are a number of local stables, golf courses, local commons and river walks as well as being near to Norbury Park, Polesden Lacey and it is even possible to hike to the local vineyard Denbies. Property Ref Number: HAM-66240Additional InformationMains: Drains, Electric, GasCouncil Tax Band: G







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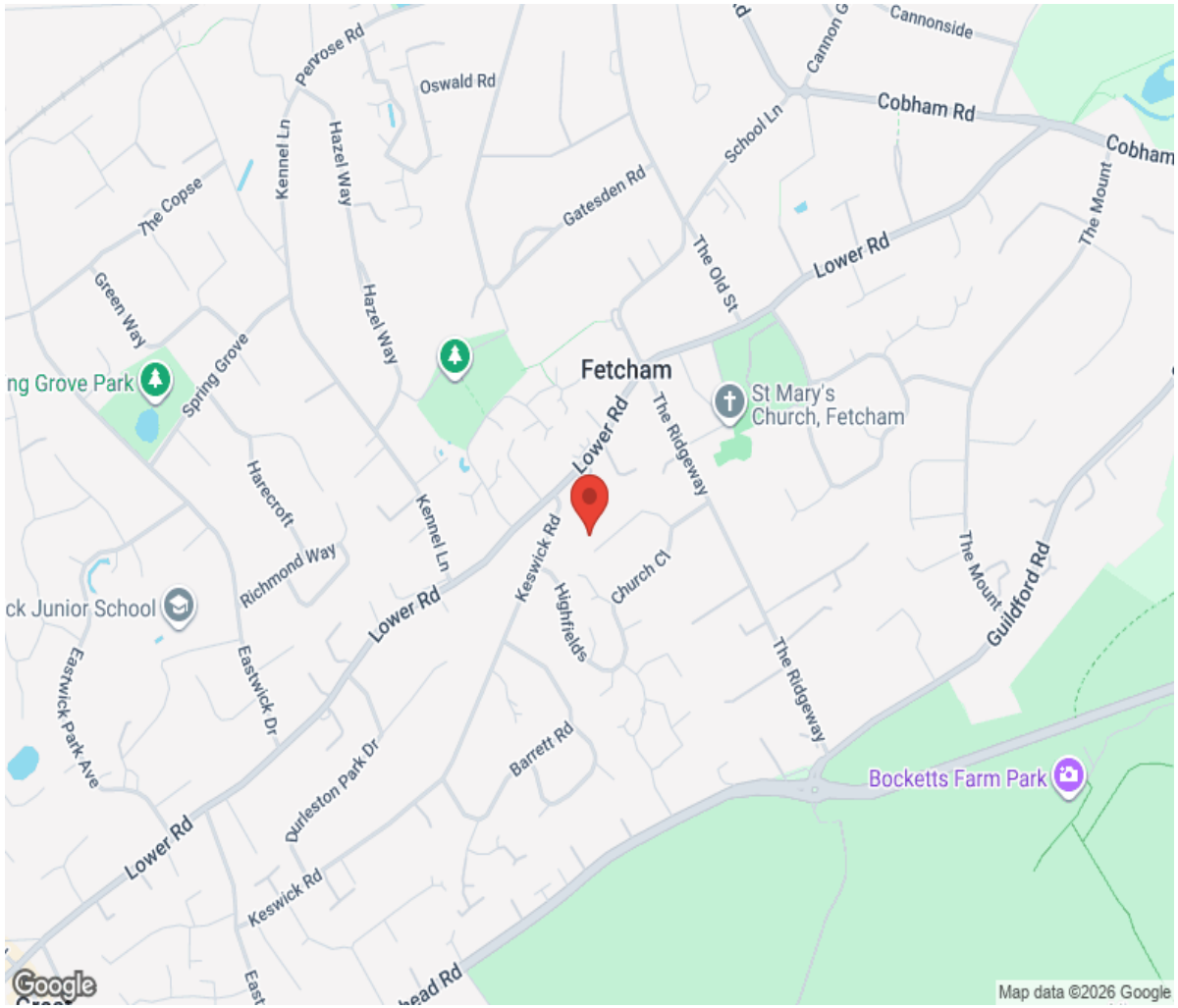
Floor plan



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Location





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