



**The Copse, Fetcham**  
Leatherhead

**£700,000**

**Bedrooms: 4**

**Bathrooms: 1**

A rare and exciting opportunity to acquire a spacious four-bedroom bungalow set on a generous plot in the highly sought-after village of Fetcham, offered with approved planning permission for substantial extension and enhancement.

A Certificate of Lawfulness has been granted (April 2026) for the erection of single-storey extensions to the east, west, and rear elevations (Application Reference: MO/2026/00395), unlocking significant potential to transform the property into a sizeable, high-specification family home.

The existing bungalow is already well configured, offering four well-proportioned bedrooms, a generous frontage, ample driveway parking, and a substantial rear garden - ideal for families and those seeking outdoor space.

The approved plans dramatically enhance the property's footprint and versatility, allowing for extensions to both sides and the rear. The proposed layout creates expansive reception areas, including an enlarged kitchen, dining and living space, in addition to a study, and utility room.

The reconfigured accommodation also includes a generous master bedroom with en suite, complemented by two further en suite bedrooms - providing three en suite bedrooms in total - alongside a separate family bathroom.

Situated in a quiet and highly desirable residential location, the property is within close proximity to well-regarded local schools, including Eastwick Infant School, Fetcham Village Infant School, The Howard of Effingham School, and Therfield School. Bookham railway station is within easy walking distance, while Bookham High Street is just a short distance away, offering a range of shops, cafés, and everyday amenities.

This is a superb opportunity for buyers looking to create a bespoke home tailored to their own specification, with planning already secured. Whether for personal use or investment, the property combines immediate appeal with outstanding long-term potential.





**Bedrooms: 4**

**Bathrooms: 1**

## The Copse, Fetcham, Surrey, KT22 9TG

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft  
Outbuildings = 26.9 sq m / 289 sq ft  
Total = 100.3 sq m / 1079 sq ft

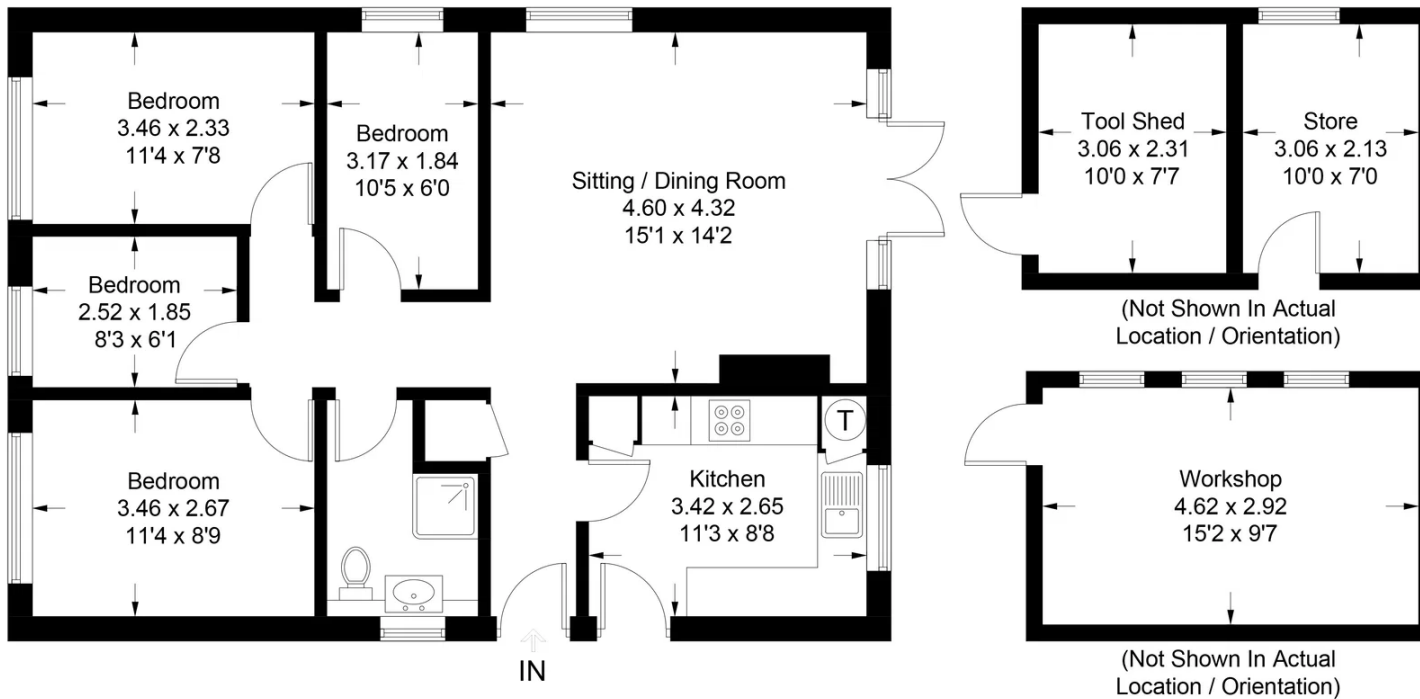


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299628)

- No onward chain
- Application Reference: MO/2026/00395
- Superb development opportunity
- Four bedroom bungalow
- Spacious plot
- Driveway
- Large rear garden
- Separate kitchen and living space
- Desirable location
- Call Pacey Wingent Dickson today to arrange an appointment 01372 456 804



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Pacey Wingent Dickson Property Partnership Limited

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