



Jackie Quinn
estate agents

Midfield The Ballands North, Fetcham

Guide Price **£1,395,000**

A beautifully presented five-bedroom, three-bathroom detached family home, set in a premier Fetcham Village location and offering over 2,200 sq ft of generous and versatile accommodation.

Full of charm and character, the property features excellent room proportions, attractive stripped flooring, a charming kitchen with Aga, and a fabulous light-filled conservatory/orangery overlooking the garden.

The ground floor offers a wonderful flow of reception space, ideal for both family living and entertaining, while the first floor includes five well-proportioned bedrooms, including an outstanding principal suite.

Outside, the property benefits from an in-and-out driveway, garage, and a large, mature garden, complete with a separate outbuilding currently arranged as a utility/office/hobby space.

A superb family home in one of Fetcham's most sought-after roads.

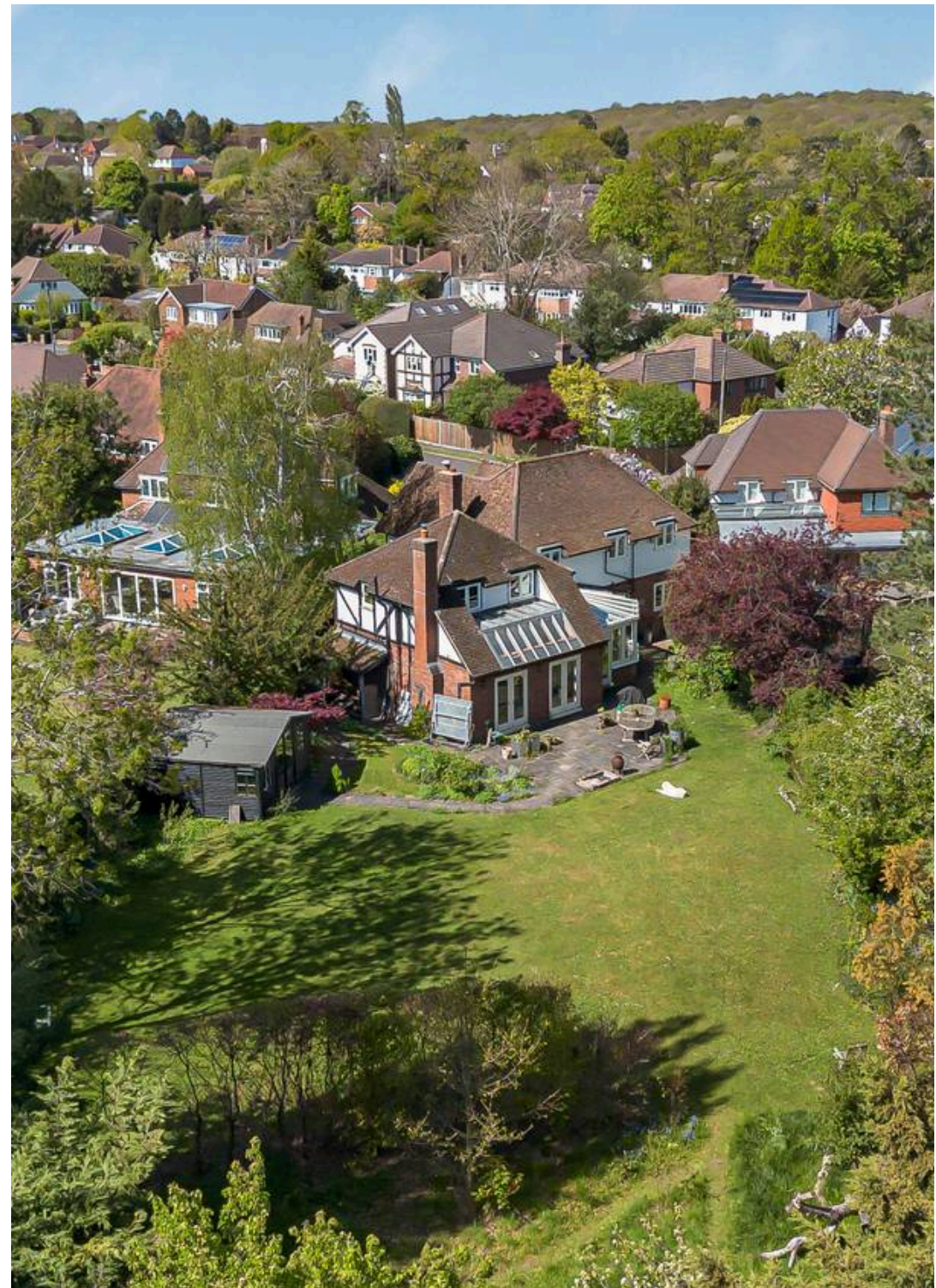
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- FIVE BEDROOM THREE BATHROOM DETACHED HOUSE
- PREMIER FETCHAM VILLAGE LOCATION



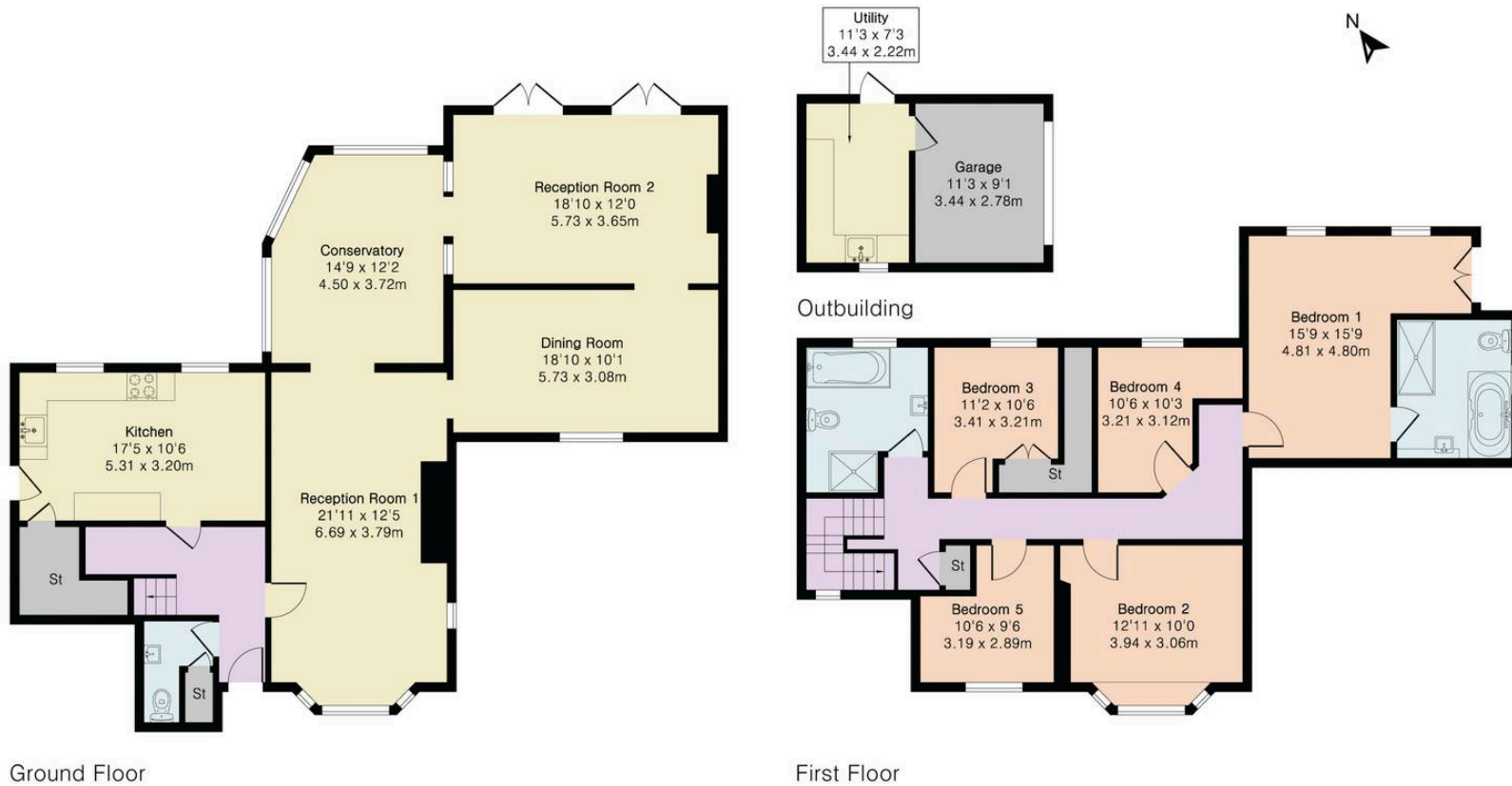


**Approximate Gross Internal Area 2232 sq ft - 207.3968 sq m
(Excluding Outbuilding)**

Ground Floor Area 1261 sq ft – 117.1715 sq m

First Floor Area 971 sq ft – 90.2253 sq m

Outbuilding Area 190 sq ft – 17.6472 sq m





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