



**Elmer Cottages, Fetcham**  
Leatherhead

Offers Over  
**£775,000**

**Bedrooms: 4**

**Bathrooms: 3**

**Receptions: 3**

This beautifully presented four-bedroom, three-bathroom detached family home is set in the desirable location of Fetcham.

The ground floor is thoughtfully arranged and features a stunning open-plan eat-in dining and reception room, complete with a breakfast bar and flooded with natural light. Bifold doors open directly onto the rear garden.

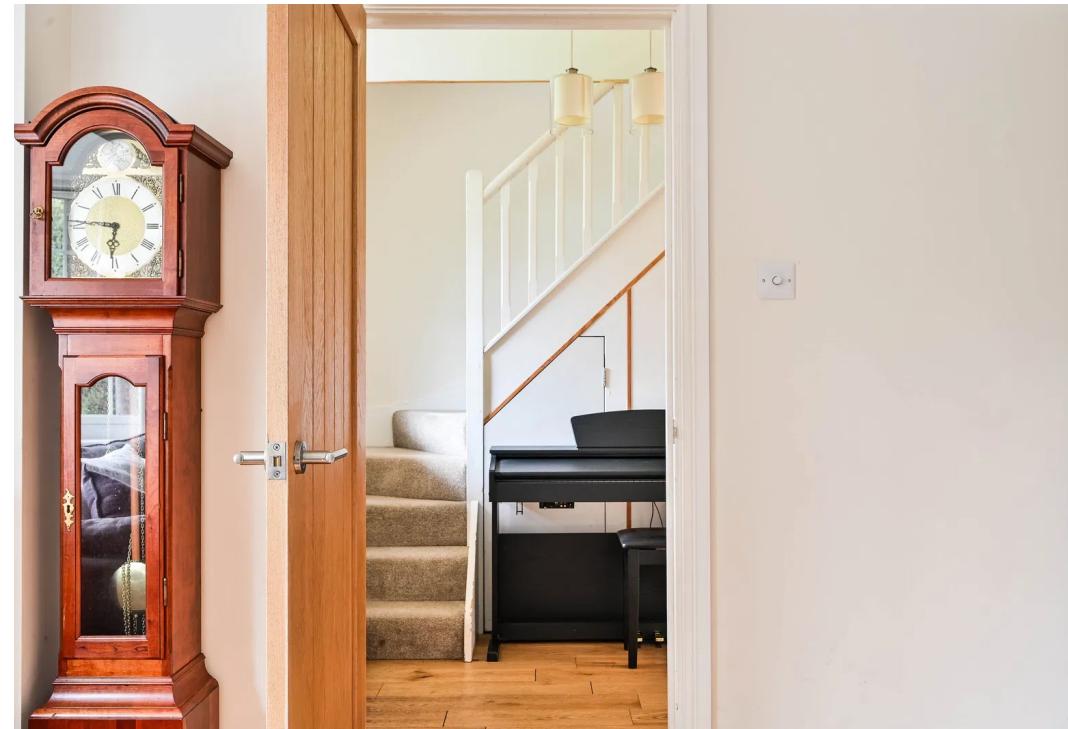
The modern kitchen is well equipped and complemented by a separate utility room for added practicality. Further ground-floor accommodation includes a contemporary Jack and Jill shower room, which opens into both the study and the open-plan reception space, allowing the study to be used as a potential annexe or fifth bedroom. There is also an additional reception room boasting a charming wood-burning fireplace, ideal for cozy evenings.

Upstairs, the first floor offers four well-proportioned bedrooms, with one of the bedrooms benefiting from its own en-suite, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the property enjoys a private driveway providing off-street parking, a garage, and a large rear garden.

The home is conveniently located close to Leatherhead Leisure Centre, the town centre, and the train station. There are also several well-regarded schools nearby, including Fetcham Village Infant School, St John's School, and The Howard of Effingham.







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## Pacey Wingent Dickson Property Partnership Limited

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### Elmer Cottages

Approximate Gross Internal Area = 155.8 sq m / 1677 sq ft  
 Garage = 16.1 sq m / 173 sq ft  
 Total = 171.9 sq m / 1850 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264842)