



28 The Park, Great Bookham, Surrey KT23 3LS

£1,350,000 FREEHOLD

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- Very Sought After Location
- Private Road Close To The Village
- Adaptable Family Accommodation
- 4 Reception Rooms
- 5 Bedrooms 2 With En-Suite
- Drawing Room With Vaulted Ceiling
- Superb Kitchen/Dining/Family Room
- Ample Parking And Double Garage
- Attractive Good Sized Plot of Just Over 1/3 of an Acre
- Council Tax Band: **G** EPC: **D**

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The Property

This beautifully appointed five bedroom family home sits on a lovely plot in one of Bookham's favoured roads.

The spacious entrance hallway with stairs to the first floor opens into the superb kitchen/dining/family room. All appliances are fully integrated and include a fridge/freezer, microwave combi oven, dishwasher, electric hob and extractor. Filtered water. The double aspect drawing room with vaulted ceiling and open fireplace leads into the garden room, both rooms have access to the rear garden. There are two further reception rooms, a utility room, cloakroom plus a very spacious double bedroom with fitted wardrobes, a further double bedroom and a Jack & Jill bathroom with bath, shower, basin and w.c.

On the first floor the large landing features a gallery which overlooks the living room. The double aspect master bedroom has a walk-in wardrobe and en-suite bathroom with separate shower cubicle. There are two further double bedrooms plus a further bathroom.

The property is approached via a long driveway which offers parking for several cars and leads to the double garage with electric door. There is access to both sides of the property leading to the rear garden. Adjoining the property there is a large decking area plus a courtyard area. The remainder of the secluded garden is laid to lawn with mature flowerbeds, summerhouse and garden shed.

Situation

The Park is situated in a sought after private road within walking distance of both Bookham station and open countryside and is a leisurely 10 minute walk to Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dentists surgeries.

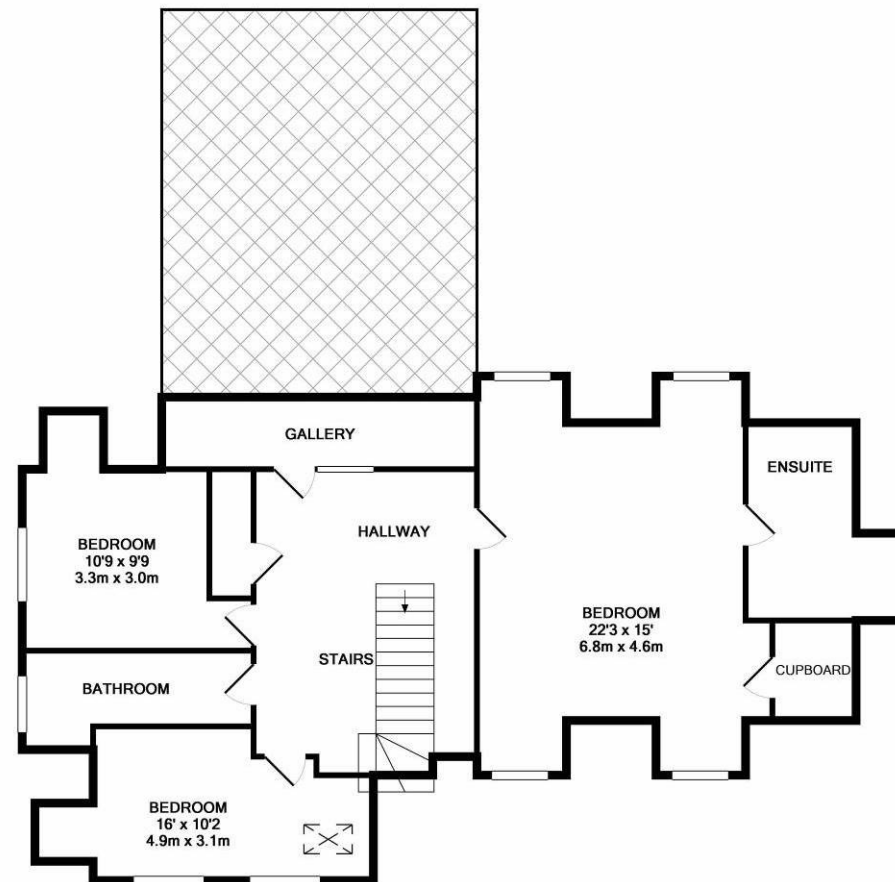
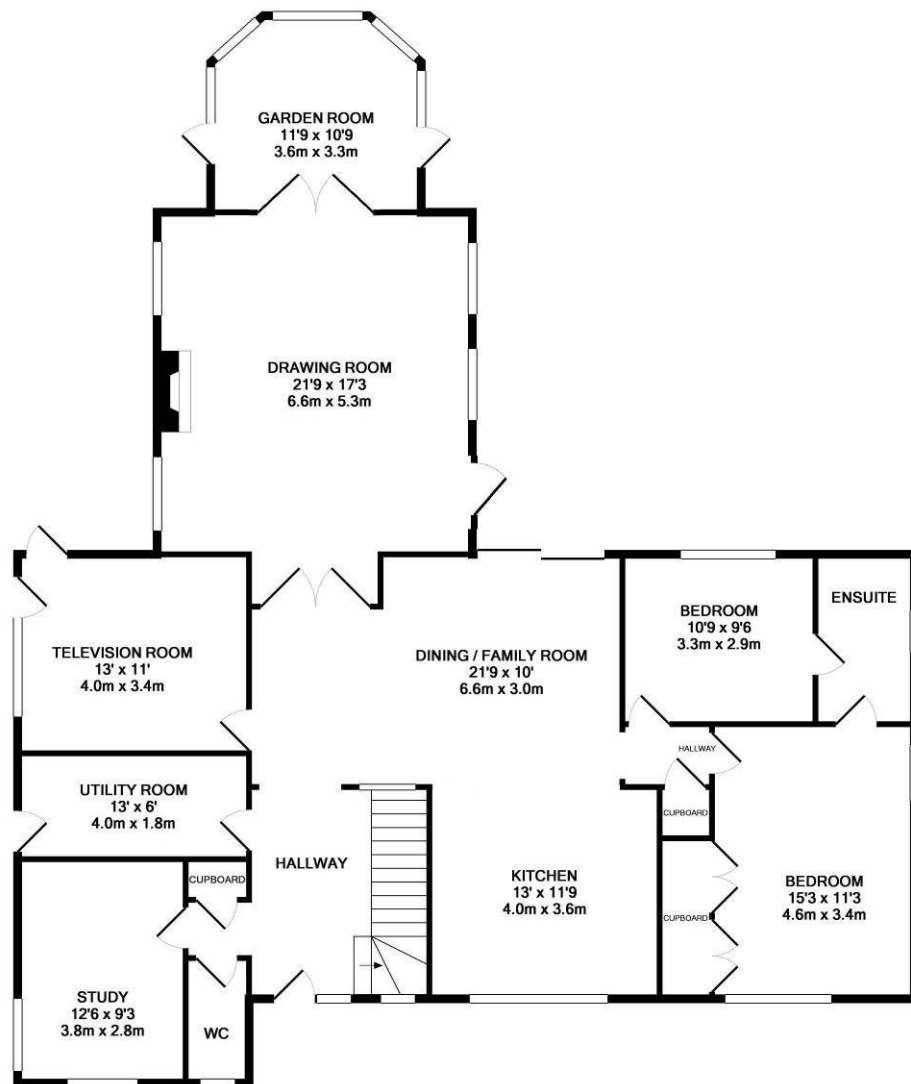
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

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TOTAL APPROX. FLOOR AREA 2850 SQ.FT. (264.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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