



**192 Lower Road**, Great Bookham, Surrey, KT23 4AT

**£1,150,000 FREEHOLD**



## 192 Lower Road, Great Bookham, Surrey, KT23 4AT



- Detached Scandia Hus House
- Master Bedroom Suite With En-Suite Bathroom
- 4 Further Bedrooms – 2 With En-Suites
- 5 Spacious Reception Rooms
- Spacious Kitchen Breakfast Room

- Secluded Garden Measuring 72' Deep x 62' Wide
- Easy Walk To Bookham Village
- Catchment Of Excellent Local Schools
- Driveway Parking And Garage
- Council Tax Band: **G** EPC: **C**

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### The Property

This attractive and well-appointed detached Scandia Hus House was built in 2002 and offers five bedrooms, excellent living accommodation and is located within easy reach of Bookham Village Centre.

On the ground floor there is a spacious entrance hall with understairs cupboard and cloakroom off. The double aspect living room features an inglenook fireplace with a gas coal effect stove and French doors to the rear garden. There are three further reception rooms; family room, study and a media room which is accessed via the garage.

The kitchen breakfast room is a lovely family space with underfloor heating, a Rangemaster Range, integrated fridge and dishwasher. From the kitchen there are doors leading into the conservatory. Off the kitchen there is also a separate utility room with space for washing machine and tumble dryer and access to the garage and media room. There are TV and telephone points in each bedroom and reception rooms.

On the first floor is a spacious landing with doors leading to the bedrooms. The master suite comprises a fantastic bedroom, two walk in wardrobes and an en-suite bathroom with a roll top bath. There are 4 further bedrooms, 2 with en-suites, and a further family bathroom.

To the front of the property there is driveway parking for several vehicles leading to the garage. Gated side access leads to the rear garden. The garden enjoys a high degree of privacy and includes a raised sun terrace with illuminated lighting, outside tap and an octagonal structure with tiled roof and wood deck flooring, well tended lawn, herbaceous borders and flower beds.

### Situation

The property is situated just 0.2 miles from Bookham village centre which provides a diverse range of traditional English shops including two butchers, a family-run fishmonger's, a greengrocer's, a supermarket and post office. The area also provides four local pubs, a library, bank, doctors and dentists surgeries.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. 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.

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

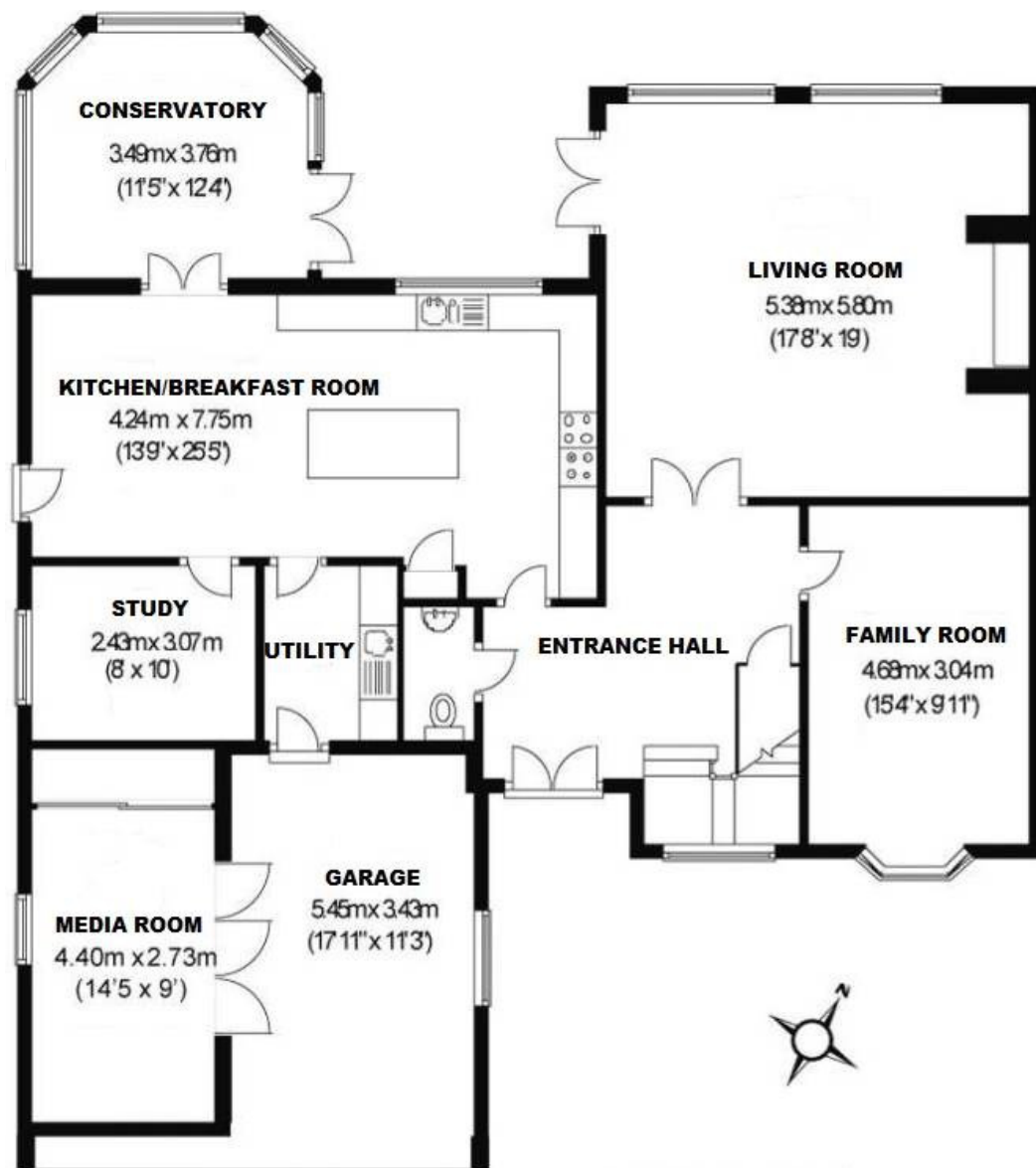
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/Guildford/Leatherhead are available from Bookham Station.



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Ground Floor

Total area: approx.  
262 sq. metres (2828.1 sq. feet)

