



Larch House, 181A Lower Road, Great Bookham, Surrey KT23 4AU

£1,250,000 FREEHOLD

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- Built in 2010 by Beaufield Homes
- 5 Bedroom Detached House
- Open Plan Kitchen/Dining/Family Area
- Double Aspect Living Room & Separate Family Room
- Master Bedroom Suite With Dressing Area & En-Suite

- Guest Bedroom With En-Suite Shower Room
- South Facing 115' Rear Garden
- Within Catchment of Good Local Schools
- 5 Minute Walk of Bookham Village
- Council Tax Band: **G** EPC: **B**

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The Property

This superbly presented detached house was built in 2010 by Beaufield Homes to an incredibly high specification and is ideally situated just 5 minutes' walk from Bookham High Street shops.

As you walk through the front door there is a light and spacious entrance hall with cloakroom and double coats cupboard off. To the front of the property is a double aspect family room whilst the living room is situated to the rear of the property and has double doors opening onto the garden, a feature fireplace and sliding doors leading to the kitchen. The kitchen/dining room with central island and seating area offers ideal open plan living and has double doors out onto the terrace and garden, it is well fitted with a range of units and integrated appliances and a door to the separate utility room.

On the first floor there is a double linen cupboard with Megaflow water system and further storage cupboard. The master bedroom has a stunning vaulted ceiling, a full length Apex window overlooking the secluded rear garden complete with shutters, a dressing area, ample built in wardrobes and a fabulous en-suite with twin basins. The master bedroom is an oasis of calm. There is a guest bedroom with an en-suite shower room and 3 further good size bedrooms all with built in wardrobes and a family bathroom with bath and separate shower.

To the front of the property is a brick paved driveway with parking for several cars and a garage whilst the rear garden is south facing and extends to some 115' with well stocked borders.

Situation

Situated just five minutes' walk from Bookham Village which offers a range of shops 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 bank, a library and doctors and dentists surgeries.

Bookham station is just one mile away and there are a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

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.

You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

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"This floorplan is for illustration purposes only, should not be relied upon for its accuracy and is not to scale"

Total Approximate Floor Area 243.7 sq m.
Total Approximate Floor Area 2623 sq ft.

