



**Park Issa**, 136 Lower Road, Great Bookham, Surrey KT23 4AN

**£1,650,000 Freehold**



- 5 Bedroom Detached Property
- Vaulted Sitting Room with Galleried Mezzanine
- Study
- Dining Room
- Play Room
- Kitchen/Breakfast/Family Room
- Utility Room
- 2 En-Suite Shower Rooms
- Family Bathroom
- Gardens Measuring an Average of 75' x 75'
- Enclosed BBQ Area
- Double Garage & Driveway Parking
- Catchment Area of Excellent Local Schools
- Council Tax Band: G EPC: D



**43 High Street, Great Bookham,  
Surrey KT23 4AD**

**01372 452207**

**[bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)**

**[www.patrickgardner.com](http://www.patrickgardner.com)**

## Park Issa

This stunning five bedroom family home is presented in excellent order and is conveniently situated for both Bookham & Fetcham villages and within the catchment area of excellent local schools.

The spacious entrance hallway has an understairs cupboard, downstairs cloakroom and stairs to the first floor. There is a second staircase from the kitchen to the stunning galleried landing.

The kitchen/breakfast/family room is a lovely space with the kitchen having fully integrated appliances which include a dishwasher, microwave and range cooker, this room leads to a utility room with space for a washing machine, tumble dryer and American fridge/freezer.

The living room features a magnificent double height window and vaulted ceiling and has a true feeling of space due to the galleried mezzanine floor. There is a wood burning stove and doors to the terrace and garden. A dining room, study and playroom completes the ground floor accommodation.

On the first floor the master bedroom, with amazing distant views, has an en-suite shower room and leads out onto the galleried landing. There is a guest bedroom with en-suite shower room plus three further bedrooms, one with a dressing room. The family bathroom comprises a white suite with 2 basins, w.c. and bath with shower over.

The house is approached via a brick laid driveway with parking for many vehicles and leads to the double garage. There is a separate carport and a garden shed. Gated side access from both sides of the property leads to the rear garden which is a particular feature with a patio adjoining the house and a decked area. There is an enclosed BBQ area with space for a garden table, a circular swimming pool, a Summerhouse and a garden shed. The remainder of the garden being laid to lawn with mature borders.







## Situation

Park Issa is just half a mile from Bookham village centre 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.

Frequent rail services to London/Guildford/Leatherhead are available from Bookham Station which is just under a mile and a half away.

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 area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust and therefore ideal for various country pursuits.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, 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.

## Directions

From the centre of Bookham drive along the Lower Road towards Leatherhead for approximately half a mile and Park Issa can be found on the left hand side just beyond Amey Drive which is on the right hand side.

**Viewing strictly by appointment only**





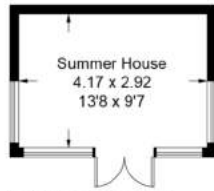






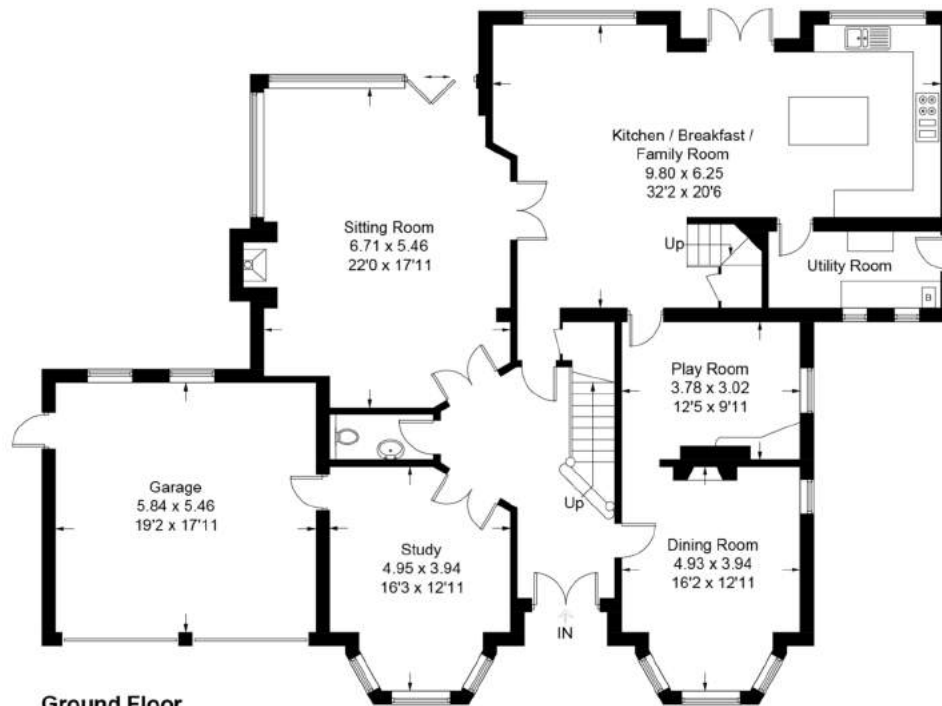


Approximate Gross Internal Area = 362.5 sq m / 3902 sq ft  
 (Including Garage / Excluding Void)  
 Summer House = 12.2 sq m / 131 sq ft  
 Total = 374.7 sq m / 4033 sq ft



**Summer House**

(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID326704)

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