



Thornet Wood, Longheath Drive, Little Bookham, Surrey KT23 3AX

£1,450,000 FREEHOLD

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- A Stunning Detached Family Home
- Located In A Very Popular Private Road
- Sitting Room
- Dining Room
- Study & Sun Room
- Well Fitted Kitchen/Breakfast Room
- Underfloor Heating To The Entire Property

- Large Master Bedroom With En-Suite Bathroom
- Guest Bedroom With En-Suite Shower Room
- 3 Further Bedrooms
- Double Garage & Ample Parking
- Southerly Backing Rear Gardens
- Howard of Effingham Catchment
- Council Tax Band: **G** EPC: **B**

**43 High Street, Great Bookham
Surrey KT23 4AD**
Tel: 01372 452207
bookham@patrickgardner.com
www.patrickgardner.com

The Property

This stunning detached family house is located at the head of a private road and is offered for sale in very good order throughout.

The property has a superb and imposing entrance hall off which is the downstairs cloakroom, understairs cupboard and the stairs to the first floor. The double aspect sitting room features a stone fireplace which currently holds a gas fire. French doors open onto the rear gardens and patio. The dining room is a well-proportioned room also with French doors to the rear garden. The study is located to the front of the property and has a feature bay window.

The kitchen/breakfast room is beautifully finished with fitted appliances which include a dishwasher, electric oven, combination oven/microwave and electric hob. Doors from the kitchen lead to the rear sun room with lighting and heating and again with double doors to the rear patio and garden. The utility room is fitted with a range of units along with plumbing for washing machine and space for tumble dryer and a personal door to the outside.

The stairs lead to the large landing off of which is the principal bedroom with a range of fitted wardrobes and the en-suite bathroom which features a large shower, bath, hand basin and w.c. The good size guest bedroom also features an en-suite shower room and there are three further well-proportioned double bedrooms, one with fitted wardrobes. The family bathroom features a white suite comprising bath, shower, hand basin and w.c.

A brick driveway provides ample parking and turning space and gives access to the double garage with light and power and personal door to the outside. Gated access leads to the secluded rear garden which measures approximately 50' in depth with a maximum width of approximately 100' reducing to approximately 85' across the back of the house. The garden features a putting green, a large patio, flower beds and borders with the remainder being laid to lawn and backs almost due south.

Situation

Thornet Wood is located at the end of a private road in one of Bookham's most sought after locations just minutes' walk from the National Trust owned Bookham Common and within five minutes' walk of the local store.

Bookham Station is also within easy walking distance being just under half a mile away and offers frequent services to London, Guildford and Leatherhead.

The A3 and Junction 9 of the M25 are also within easy reach. The property's location also affords convenient access being almost equidistant between Heathrow and Gatwick Airports.

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

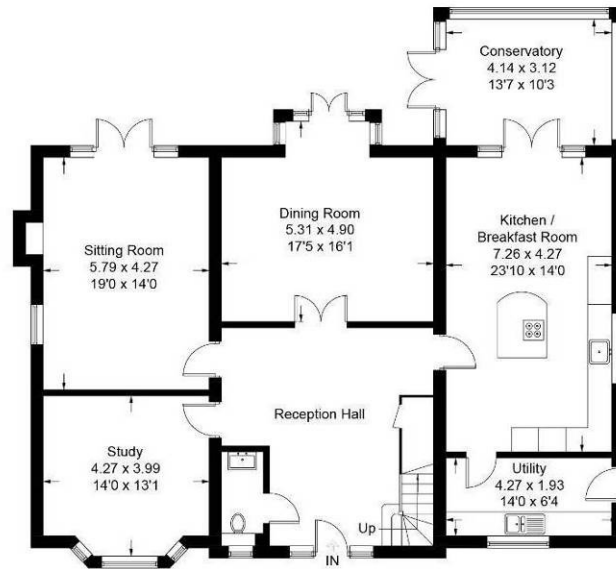
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated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

PGB1789 (200317)101117

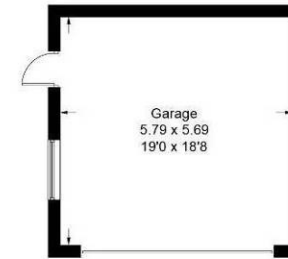




Approximate Gross Internal Area = 289.2 sq m / 3113 sq ft
 Garage = 33.1 sq m / 356 sq ft
 Total = 322.3 sq m / 3469 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)

Garage



First Floor

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. (ID325371)
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