



Holly Cottage, 4 The Hollies, Bookham, Surrey KT23 4FN

£1,050,000 FREEHOLD

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- Stunning 3 Bedroom Bungalow
- Triple Aspect Living Room
- Luxury Kitchen/Family/Breakfast Room
- Study
- Gated Private Cul-De-Sac
- Fabulous Landscaped Gardens
- Exterior Electric Awnings
- Detached Garage
- Family Bathroom & En-Suite Shower Room
- Council Tax Band: **G** EPC: **C**

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The Property

Built in 2013 by well-respected local developer Biles & Co this stunning detached bungalow is situated in a quiet gated cul-de-sac.

The entrance hallway is a lovely space with porcelain flooring. There is a cloakroom and cloaks cupboard and access to the loft which is part boarded. Double doors open from the hallway into the kitchen/family/breakfast room. The kitchen has a range of base and wall units with granite surfaces and integrated dishwasher, Franke instant hot water, American fridge/freezer, electric oven and combination oven plus 5 ring gas hob. Bi-fold doors open into the garden. The triple aspect living room features a gas fire with marble surround and French doors to the garden. There is also a study with fully fitted furniture overlooking the front of the property and a handy utility room housing the Baxi boiler, washing machine, tumble dryer and water softener and with a door to the outside. The master bedroom has a range of fitted wardrobes and lovely en-suite with walk in shower. There is a further double bedroom with fitted wardrobes and a single bedroom with fitted wardrobes plus a single wardrobe. The family bathroom consists of a white suite with bath, basin, w.c. and separate shower cubicle.

To the front of the property there is driveway parking leading to a single detached garage which has an electric roll-up garage door with light and power. Gated access leads to the rear gardens which are a particular feature of the property having been fully landscaped by the present owners in 2014. A large patio area adjoins the property and the remainder of the garden has many features to include a pergola with climbing roses and hidden areas for seating. There is also a large garden shed with power and light and a second smaller shed. The garden plants are irrigated by a rainwater harvesting system.

Situation

Located in a quiet cul-de-sac within easy reach of Bookham village 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.

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.

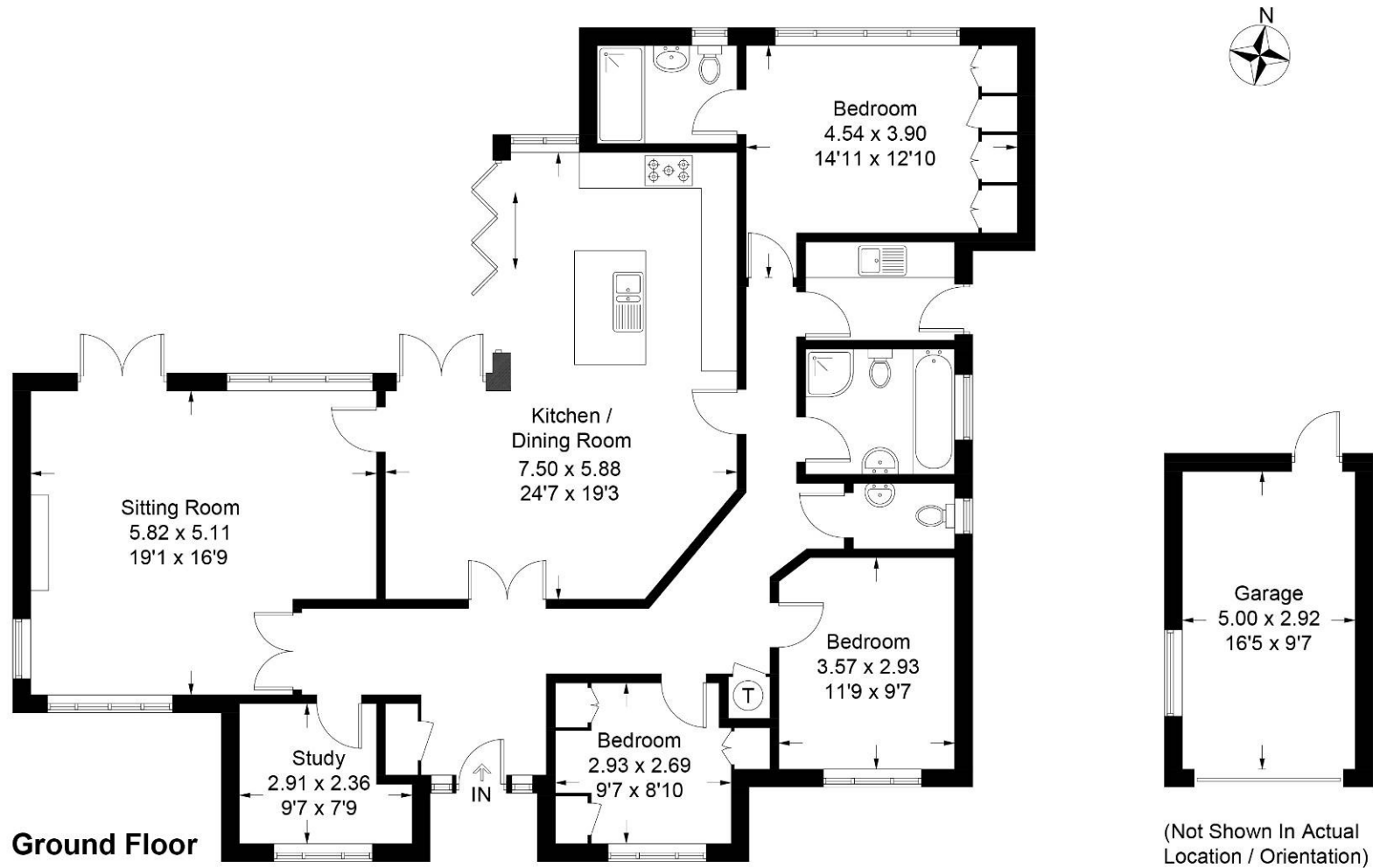
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/Guildford/Leatherhead are available from Bookham Station.



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Approximate Gross Internal Area = 146.7 sq m / 1579 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 161.3 sq m / 1736 sq ft



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. (ID363635)
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