



**121 Lower Road**, Great Bookham, Surrey KT23 4AW

**£1,125,000 FREEHOLD**



## 121 Lower Road, Great Bookham, Surrey KT23 4AW



- Detached 5 Bedroom House
- Lovely Kitchen/Breakfast Room
- Three Reception Rooms
- Large Secluded Gardens Measuring 75' x 150'
- Three Bathrooms

- Utility Room
- Driveway Parking & Double Garage
- Easy Reach Of Bookham High Street
- Howard Of Effingham Catchment
- Council Tax Band: **G** EPC: **C**

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### The Property

This extremely light and spacious family home, built in 1922 has been sympathetically extended and sits on a substantial plot.

On the ground floor the entrance hallway, with understairs cupboard, gives access to the first floor, downstairs bathroom with large area for cloaks. The living room is double aspect and features a real fire. French doors open onto the garden. There is a large dining room to the front of the property along with a study. The kitchen/breakfast room is a lovely bright area with doors to the rear garden and also to the utility room which in turn allows access to the double garage.

On the first floor the landing has a vaulted ceiling with Velux windows and an airing cupboard. There are 3 substantial doubles and 2 large single bedrooms plus two family bathrooms, one also having a separate large shower cubicle.

The property is approached via a large driveway with lots of parking and leads to the double garage with electric doors.

Side access leads to the rear garden which is a particular feature of the property. A large patio adjoins the property and there are two garden sheds. The garden has a well-stocked soft fruit cage, along with a modest vegetable area and several fruit trees. There are mature shrub and herbaceous borders. The garden measures approximately 75' wide x 150' deep.

### Situation

Situated just over half a mile from 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.

Within the locality there are a number of excellent local schools both private and state funded and the property is within the current catchment area for the Howard of Effingham.

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. Frequent rail services to London/Guildford/Leatherhead are available from Bookham Station.

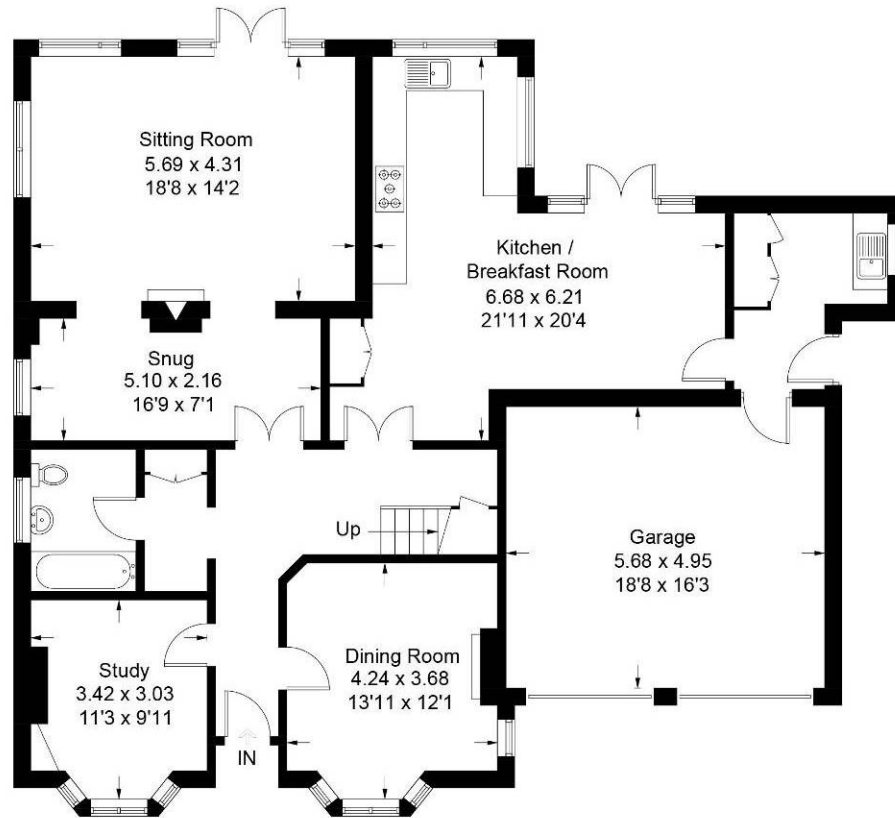
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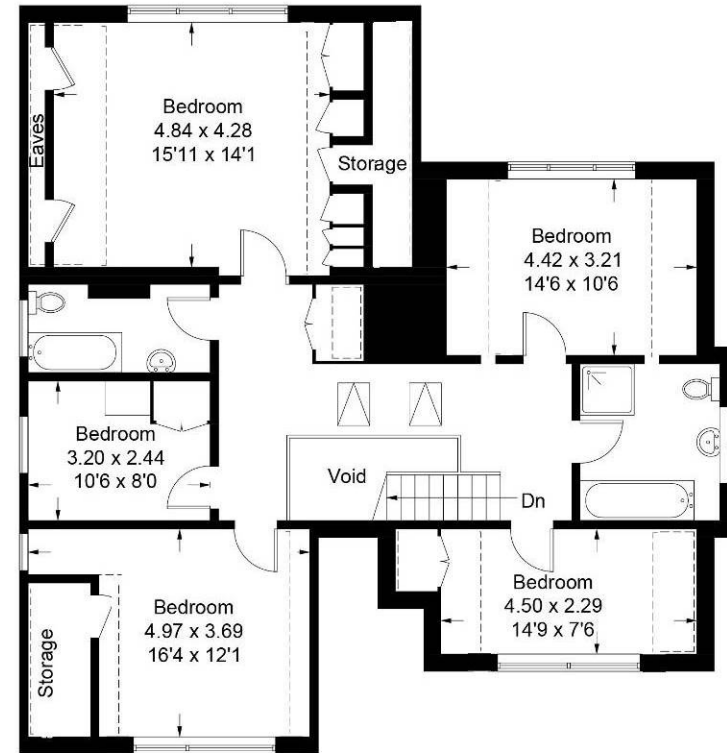




Approximate Gross Internal Area = 270.2 sq m / 2908 sq ft  
(Including Garage / Excluding Eaves / Excluding Void)



**Ground Floor**



**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. (ID317637)

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