



1 Groveside Close, Great Bookham, Surrey, KT23 4LQ

Asking Price £820,000





- FOUR BEDROOM DETACHED HOME
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM SUITE
- DELIGHTFUL REAR GARDEN

- BILES & CO BUILT
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY & DOUBLE GARAGE
- NO ON-GOING CHAIN

## Description

Situated in a quiet cul-de-sac on the south side of Bookham village located conveniently for independent village retailers, excellent schools and The National Trust owned Polesden Lacey is this original Biles & Co built family home featuring four good sized bedrooms, two reception rooms, double garage and a delightful rear garden with a southerly aspect. No on going chain.

The front door opens onto an inviting entrance hall with a useful under stairs cupboard, cloakroom. and access to the garage. The sitting room overlooks the front of the property and features a stone fireplace. Double doors open to make an ideal entertaining space with the dining room off. The kitchen/breakfast room provides plenty of worktops, fitted cupboards and space for appliances. There is ample room for a breakfast table. Access also leads onto the garden.

The first floor landing provides access to the roof space and an airing cupboard. The principal bedroom is double aspect and has a built in wardrobe cupboard. Bedroom 2 provides eves storage and along with two further bedrooms all are served by a family bathroom suite.

Outside, driveway parking leads to the garage. Gated side access opens onto a delightful southerly aspect rear garden.

## Situation

The property is situated just over half a mile from Bookham High Street with its wide range of shops and amenities including a bakers, two butchers, a fishmongers, two greengrocers, post office, two supermarkets and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

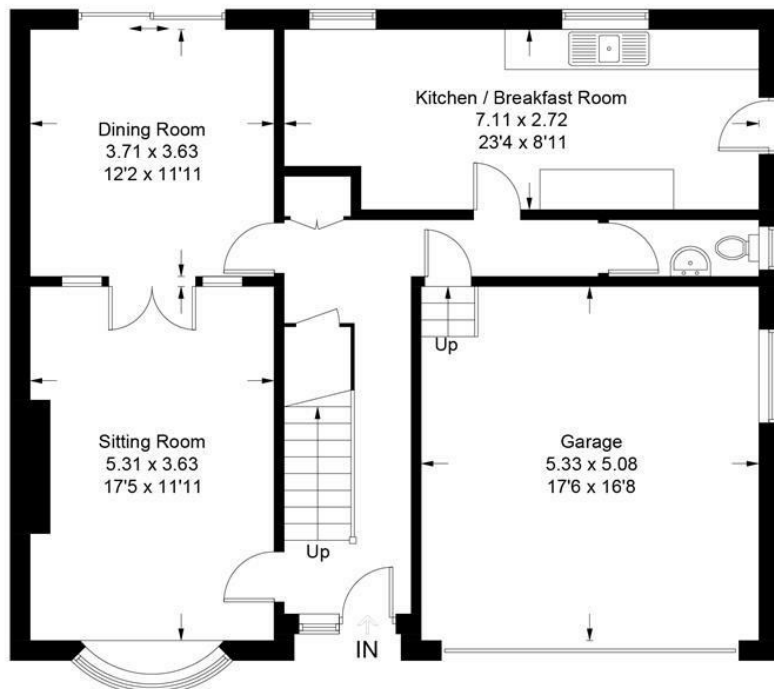
The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard of Effingham. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf 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.

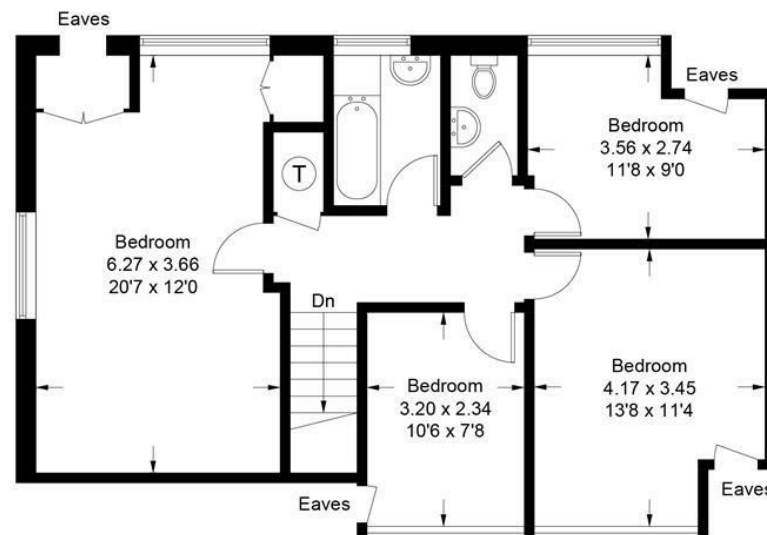
<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 170.3 sq m / 1833 sq ft  
(Including Garage)



**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. (ID975737)  
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