



6 Polesden View, Great Bookham, Surrey, KT23 4LN

Asking Price £875,000



- QUIET CUL-DE-SAC
- DETACHED HOUSE
- 3 RECEPTION ROOMS
- DOUBLE GARAGE & DRIVE
- CATCHMENT FOR POPULAR SCHOOLS
- VIEWS OVER COUNTRYSIDE
- 4 BEDROOMS
- 2 BATHROOMS
- SOUTH WEST GARDEN
- 0.7 MILES TO BOOKHAM CENTRE

Description

Situated in a quiet cul-de-sac location with outstanding views overlooking open farmland to the rear is this well presented four bedroom family home, within easy reach of village shops, excellent schools and greenbelt nearby. The property boasts three separate reception rooms, a kitchen/breakfast room and an integral double garage.

The front door opens onto a welcoming entrance hall with a handy cloakroom and under stairs cupboard. The living room offers a relaxed seating area in front of an inset living flame gas fire with double doors leading out on to the patio and garden. The kitchen breakfast room features plenty of worktops for preparation, cupboard storage, intergraded appliances and space for a breakfast table. There are two further reception rooms currently used as a dining room and family room.

On the first floor the principal bedroom benefits from fitted wardrobes and an ensuite. Three further good sized bedrooms are served by a family bathroom.

Outside driveway parking leads to an integral garage with an electric up and over door. Gated side access leads to a pleasant garden laid to lawn with a patio for al-fresco dining.

Situation

Situated in a quiet cul-de-sac on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

The village offers a wide range of shops and amenities including a baker, two butchers, a fishmonger, a greengrocer, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are several 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 property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

Tenure

Freehold

EPC

C

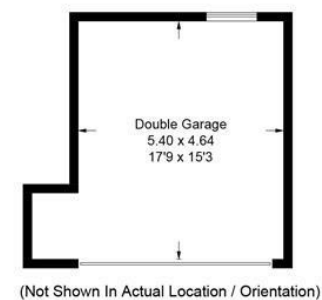
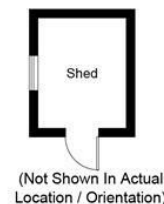
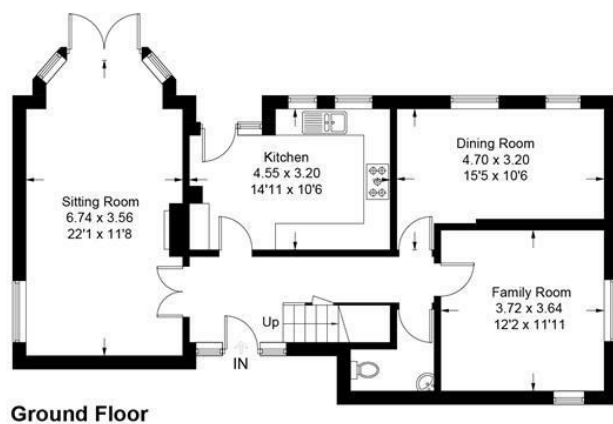
Council Tax Band

G



Approximate Gross Internal Area = 159.5 sq m / 1717 sq ft
 Garage / Shed = 31.7 sq m / 341 sq ft
 Total = 191.2 sq m / 2058 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID929426)
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