



11 West Down, Great Bookham, Surrey, KT23 4LJ

Asking Price £735,000



- SUPERB FOUR BEDROOM FAMILY HOME
- SITTING ROOM & SEPARATE FAMILY ROOM
- DOWNSTAIRS CLOAKROOM/SHOWER ROOM
- TWO FURTHER BATHROOM SUITES
- FRONT & REAR GARDENS
- NO ONWARD CHAIN
- FITTED KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING
- EASY ACCESS FOR LOCAL SHOPS & SCHOOLS

## Description

This spacious detached family home boasts a wealth of flexible accommodation including Four/Five bedrooms and four bathroom suites. The property is ideally located within walking distance of local schools, village shops nearby and Polesden Lacey.

The front door opens onto a welcoming entrance hall with a useful downstairs cloakroom/shower room which leads onto relaxing double aspect sitting room. The kitchen/breakfast room provides a thoughtfully designed place with ample cupboards for storage and a good range of fitted appliances. Space is also available for a breakfast table next to sliding doors onto the patio. The reception space is complemented by a superb spacious family room/ possible fifth bedroom.

The first floor is approached by a rising staircase and leads to the principal bedroom with an en-suite. Three further good sized bedrooms are served by a shower room and a separate bathroom.

Outside the property offers driveway parking and to the rear a patio area with space for al-fresco dining and a lawn.

## Situation

Situated 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, butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

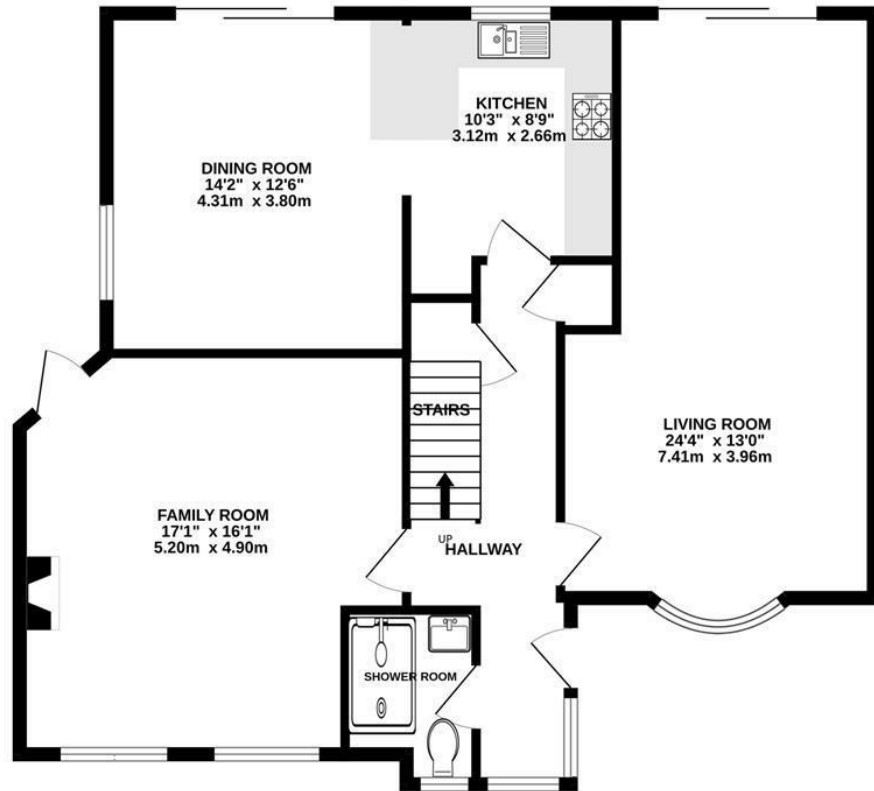
Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St. Teresa's Preparatory School situated 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.

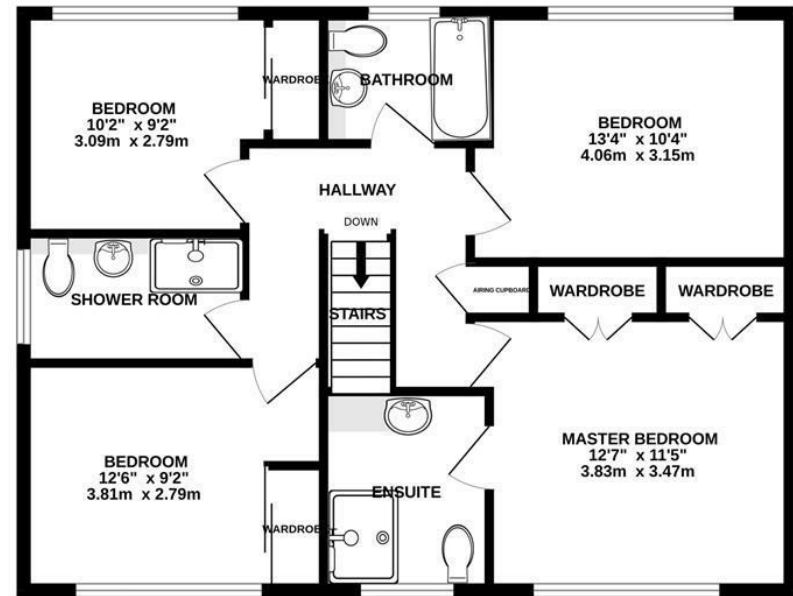
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



GROUND FLOOR  
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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