



8 Solecote, Great Bookham, Surrey, KT23 3EQ

Price Guide £1,095,000



- FOUR BEDROOM DETACHED HOUSE
- GENEROUS PLOT
- 2 SEPARATE RECEPTION ROOMS
- DRIVEWAY PARKING & GARAGE
- EASY WALK TO BOOKHAM SHOPS
- SCOPE TO EXTEND (SUBJECT TO PLANNING)
- CUL-DE-SAC LOCATION
- 78' WEST BACKING GARDEN
- 0.7 MILES TO BOOKHAM STATION
- NO ONWARD CHAIN

Description

This detached four bedroom family home is situated on a generous plot in a quiet cul-de-sac in the heart of Bookham Village and benefits from a good sized garden and no onward chain.

The front door leads to the entrance hall with downstairs cloakroom and understairs storage cupboard off. The dual aspect sitting room features a fireplace and patio doors out to the garden. There is a separate dining room which also benefits from a door to the garden. The kitchen breakfast room features a range of cupboards, a matching fitted table, an integrated fridge. Door leads to a utility area with a door through to the garage.

Stairs lead to the bright landing with access to the loft space and a built in storage cupboard and an airing cupboard. The principal bedroom features a built in wardrobe and a range of fitted wardrobes. There are three further good sized bedrooms, all with built in wardrobes, and a large family shower room.

To the front of the property is driveway parking leading to the double garage. The garage features an electric up and over door, power and light. Front lawn with flower bed borders. The garden is a particular feature of the property and measures approximately 78' x 75' and backs in a Westerly direction. There is a patio adjoining the rear of the house with the remainder of garden predominantly laid to lawn with well established shrubs and flower bed borders.

Situation

Situated just a stones throw away from Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The 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.

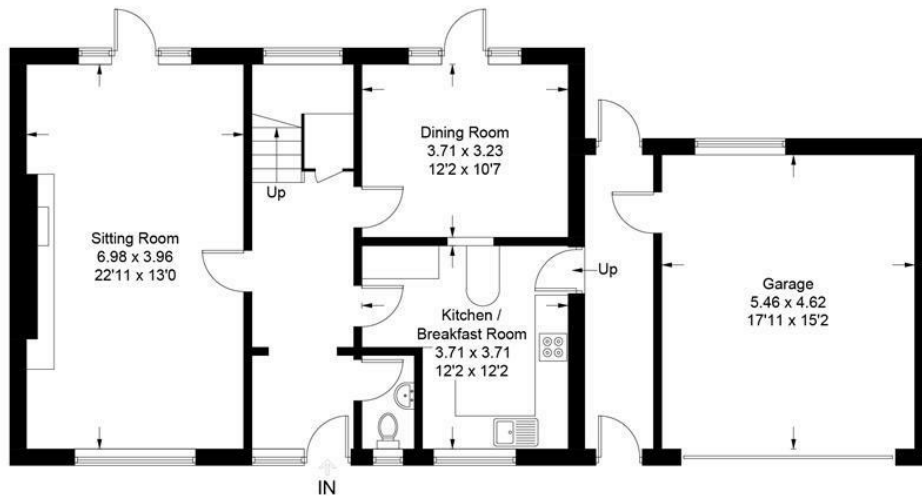
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore and the area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

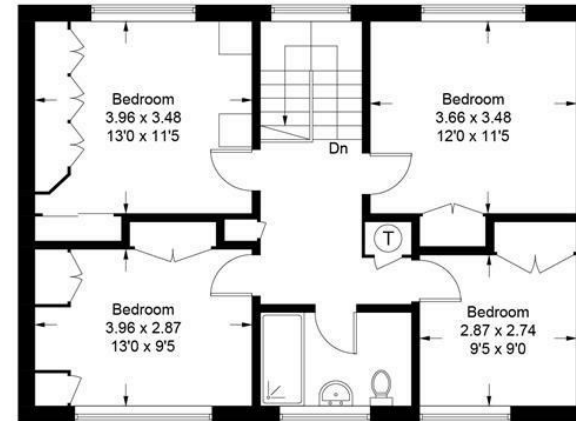
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 172.2 sq m / 1853 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. (ID1016295)

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