



Acorns Meadowside, Great Bookham, Surrey, KT23 3LF

Asking Price £1,399,950



- SUPERB FIVE BEDROOM FAMILY HOME
- THREE SEPARATE RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- UTILITY ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- GUEST BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- DOUBLE GARAGE & PARKING
- DELIGHTFUL GROUNDS & GARDEN ROOM

Description

Situated in one of Bookham's highly coveted residential roads you will discover this grand five-bedroom family home. Within easy reach of excellent schools, independent retailers and just a short stroll from Bookham station, this property offers the perfect blend of location, light and space.

The front entrance leads into an expansive reception hallway with underfloor heating, a convenient storage cupboard, a bathroom, and direct access to the double garage. This comfortable family home offers a harmonious, light-filled living environment. The three reception rooms include a double-aspect sitting room with an attractive modern gas fireplace and double doors that open out onto the garden. The kitchen, with its own double doors to the conservatory, provides a bright and pleasant atmosphere. The conservatory adds extra living space with underfloor heating and triple-glazed windows to shield against the sun. Underfloor heating extends throughout the ground floor, and a practical utility room with a dedicated counter and sink area completes this level.

A spacious staircase leads to the first-floor landing, granting access to five bedrooms, four of which are generously proportioned doubles with fitted wardrobes. Two of the main bedrooms feature en-suite bathrooms, while the remaining three are serviced by a family bathroom. The house is equipped with an air circulation system for added comfort.

Outside the property is approached by a driveway that provides plenty of parking for a number of cars which leads to an integral double garage. To the rear a delightful rear garden makes an ideal space to enjoy a sunny Southerly aspect, mainly laid to lawn with mature shrubs, trees, fruit trees and a timber garden room and store to the rear. There is also a hot water dog shower to the side of the property.

Situation

Tucked away on a tranquil private cul-de-sac this property is just a brief walk from Bookham station with direct trains to London Waterloo. Adjacent to the house lies the charming Bookham Common, owned by the National Trust, providing serene landscapes for Sunday strolls and ideal surroundings for dog walking, featuring open grasslands, majestic oak woodlands, and peaceful ponds.

The village itself is a thriving community, boasting a bustling high street and a wide range of primary and secondary school options. Eastwick Schools, 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.

Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Local Box Hill, Ranmore Common, and Norbury Park provide excellent opportunities for walking and horseback riding. Other 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.

Tenure

Freehold

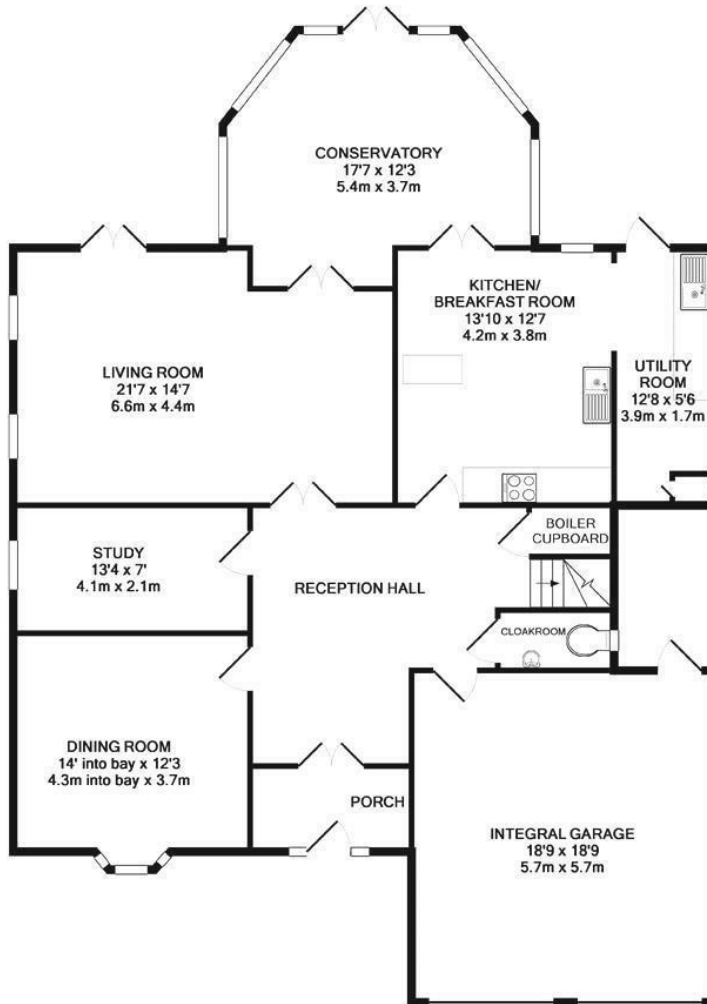
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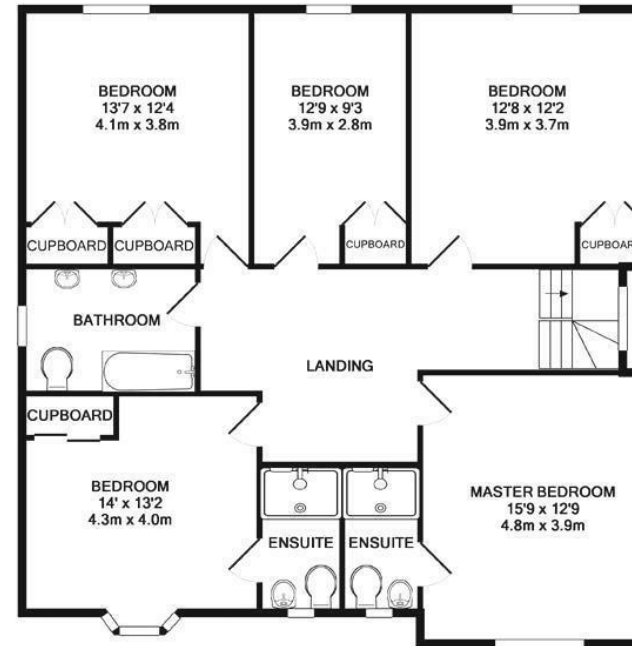
Council Tax Band

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GROUND FLOOR
APPROX. FLOOR
AREA 1631 SQ.FT.
(151.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1216 SQ.FT.
(113.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2847 SQ.FT. (264.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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