



 **patrick
gardner**
RESIDENTIAL

Dolphins Church Road, Great Bookham, Surrey, KT23 3JT

Asking Price £1,125,000



- EXTENDED DETACHED FAMILY HOUSE
- 4 BEDROOMS
- KITCHEN & UTILITY ROOM
- DRIVEWAY PARKING
- 10 MINUTE WALK TO BOOKHAM SHOPS
- 0.29 ACRE PLOT
- 3 SEPARATE RECEPTION ROOMS
- SECLUDED REAR GARDEN
- CATCHMENT AREA FOR POPULAR SCHOOLS
- 0.5 MILES TO BOOKHAM STATION

Description

This detached four bedroom family home has been extended by the current owners to offer spacious accommodation and offers further scope to enlarge if desired (subject to planning permission). The property sits on a 0.29 acre plot in a superb location within walking distance of Bookham Village and Bookham station.

As you walk through the front door you enter an inner hallway with a cloakroom off and a door leading through to the dining hall. There is a generous sized triple aspect living room with doors to outside and a coal effect gas fire. The kitchen breakfast room features a breakfast bar, integrated dishwasher, integrated larder fridge a Neff double oven, built in Neff microwave and a wide opening to the heart of the home. Steps lead to the superb dining family room with a vaulted ceiling, underfloor heating, two sets of bifold doors and a wood burner. There are built in storage cupboards and a door leading through to the utility room. Off the utility room is a downstairs shower room and a door to outside.

Stairs lead to the first floor landing with a linen cupboard, a cupboard housing the hot water tank and access to the lit and partially boarded loft space. There are four bedrooms, all with built in wardrobes, and a modern family bathroom with a bath and separate shower enclosure.

To the front of the property is a lovely front garden with driveway parking for four vehicles. There is gated side access to both sides of the property with keypad entry. The secluded rear garden is a particular feature of the property and measures approximately 90' x 65'. There is a patio adjoining the rear of the property, a further central patio to enjoy the evening sun, lawn, flower bed borders and a garden shed to the rear. The property also features solar panels which supplement the heating of the hot water.

Situation

Situated within easy walking distance of Bookham Common, Bookham Station and Bookham High Street which is under half a mile away. The village offers a wide range of shops and amenities including a bakers, a butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The 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.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore. 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

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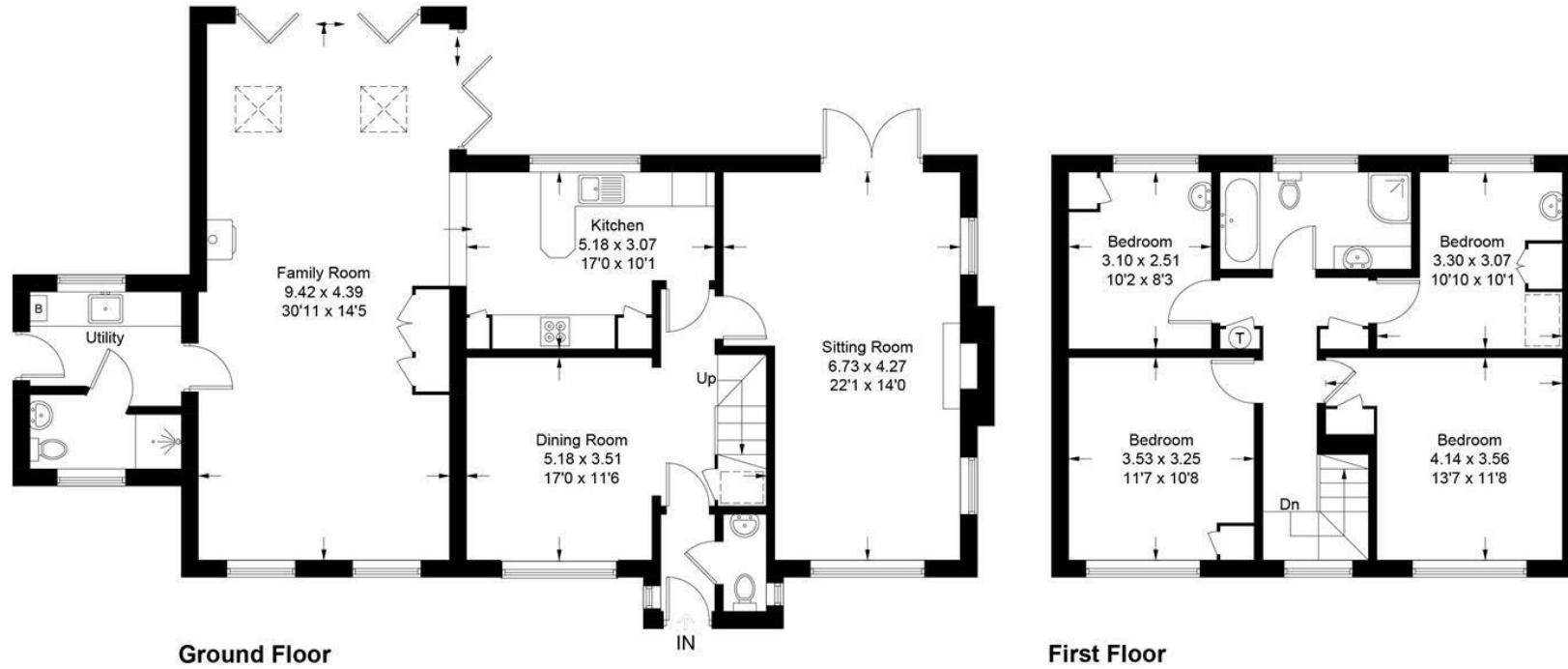
Council Tax Band

F



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 172.7 sq m / 1859 sq ft



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. (ID1024604)
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