



3 The Moorings, Great Bookham, Surrey, KT23 3QA

Asking Price £808,500



- WELL PRESENTED DETACHED HOUSE
- EASY WALK TO BOOKHAM SHOPS
- 2 BATHROOMS
- KITCHEN BREAKFAST ROOM
- DRIVEWAY PARKING & GARAGE

- PRIVATE CUL-DE-SAC LOCATION
- 4 BEDROOMS
- 2 SEPARATE RECEPTION ROOMS
- SOUTH BACKING GARDEN
- CATCHMENT AREA FOR POPULAR LOCAL SCHOOLS

Description

A superb opportunity to purchase this detached four bedroom home situated in a cul-de-sac location within short walking distance of local village shops, amenities and station. The property benefits from a garage, en-suite shower room and a delightful rear garden with a sunny southerly aspect.

The front door opens onto the entrance hall with a handy cloakroom and leads to the sitting room which overlooks the front which offers ample room for seating in front of a feature fireplace. Double doors open onto the dining room with access to the kitchen and rear garden. The kitchen benefits from plenty of worktops, cupboards for storage and integrated appliances. Garden and garage access also feature.

On the first floor the principle bedroom boasts an en-suite with three further bedrooms which are served by a family bathroom.

Outside the property offers two parking spaces leading to a garage. To the rear a delightful garden with a sunny southerly aspect and patio makes an ideal place for summer dining.

Situation

The property is situated in a quiet cul-de-sac just minutes walk from Bookham High Street. The village centre provides a diverse range of traditional shops including a butchers, a family-run fishmonger's, a greengrocer's, a supermarket and a post office. The area also provides local pubs, a library, doctors and dental surgeries.

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School. Private schools, including Manor House, St Theresa's and St John's are a short drive away.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. Bookham Common is just under 1 mile away and is ideal for walkers, cyclists and riders alike. Also within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clarendon Park and Denbies Wine Estate.

Tenure

Freehold

EPC

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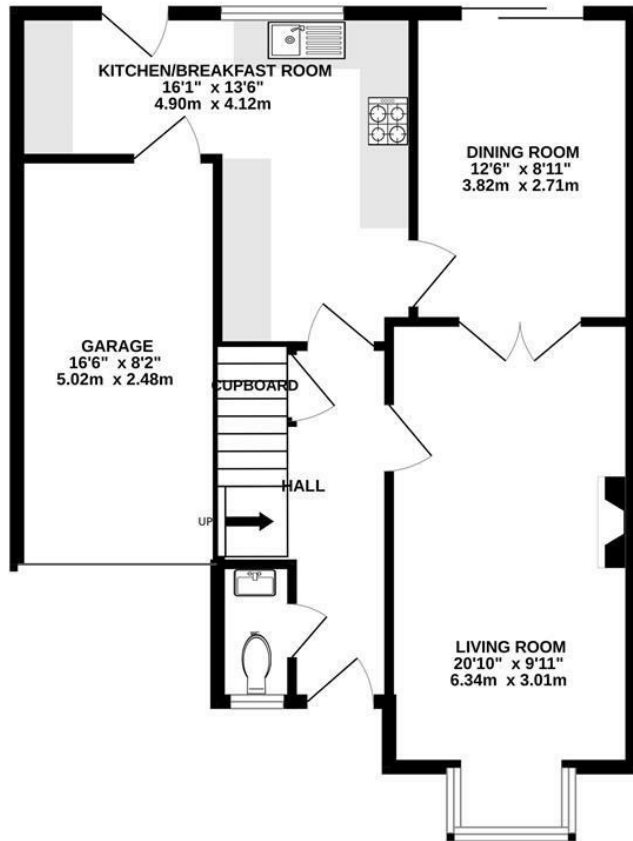
Council Tax Band

G

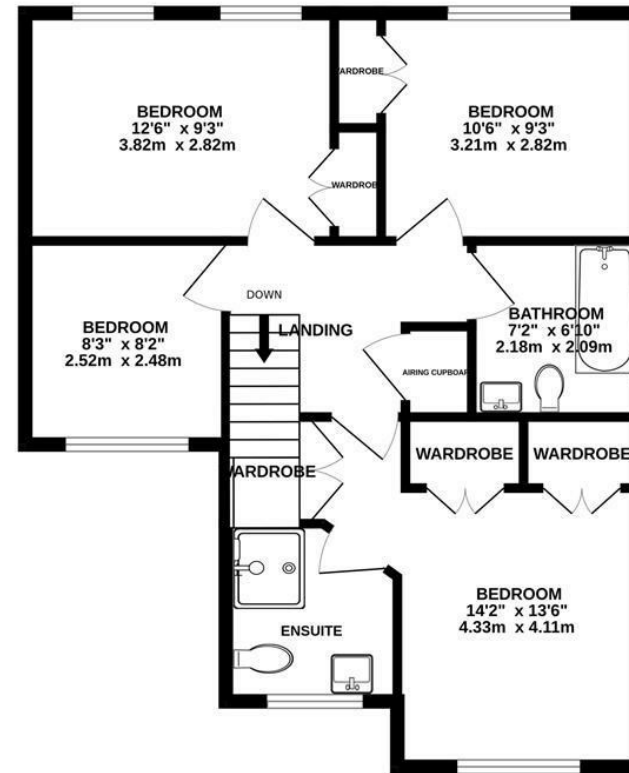
Residents Association Charge £100 per annum, paid January 2024



GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.2 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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