



3 Manor Place, Great Bookham, Surrey, KT23 4JT

Asking Price £1,325,000



- FIVE BEDROOM EXECUTIVE FAMILY HOUSE
- SPACIOUS DOUBLE ASPECT LIVING ROOM
- SEPARATE FAMILY ROOM
- GARDEN MEASURING 60' DEEP by 84' WIDE PLUS SIDE GARDEN
- FURTHER SCOPE TO EXTEND (STPP)
- THREE BATHROOMS
- LARGE KITCHEN WITH CENTRAL ISLAND & DINING ROOM
- QUIET CUL-DE-SAC LOCATION
- HOWARD OF EFFINGHAM CATCHMENT
- QUARTER OF AN ACRE PLOT

Description

This spacious five bedroom family home is situated at the end of a quiet cul-de-sac off one of Bookham's premier roads and has scope to extend (STPP). There are three separate reception areas, 3 bathrooms (2 en-suites), a lovely garden to the side and rear of the house and it is located within the catchment area for popular local schools.

The front door opens onto a spacious entrance hall with cupboard storage and a cloakroom for guests. The front reception room currently a games room over looks the front of the property. The sitting room provides ample room for a relaxed seating area in front of a feature fireplace. The kitchen/dining room makes an ideal entertaining space and boasts plenty of room for a dining table. The kitchen area is thoughtfully designed and offers a wealth of worktop space for preparation including an island workstation. A good range of floor and wall mounted cupboards offer storage along with integrated kitchen appliances to utilise. A useful kitchen store also features off the kitchen. Access also leads to a superb utility room with plumbing for laundry, storage and access to the former garage space.

On the first floor access leads to the roof space with a drop down ladder. The principle bedroom features a luxury en-suite and dressing room. Bedroom 2 also offers an en-suite and dressing room. Three further bedrooms are served by a family bathroom suite.

Outside the property benefits from driveway parking for a number of cars. Gated side access opens onto a lovely garden with a patio for summer dining, lawn, mature shrubs and seating areas.

Situation

The property is situated just over half a mile from Bookham High Street with its wide range of shops and amenities including a bakers, a butcher, a fishmongers, greengrocers, post office, two supermarkets and coffee shops. There is also a post office, a library and doctors and dental surgeries.

The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard of Effingham. Nearby recreational 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.

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. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station.

Tenure

Freehold

EPC

C

Council Tax Band

G

Private Road Charge

£211 annually, last paid September 2023

Waste Disposal Station

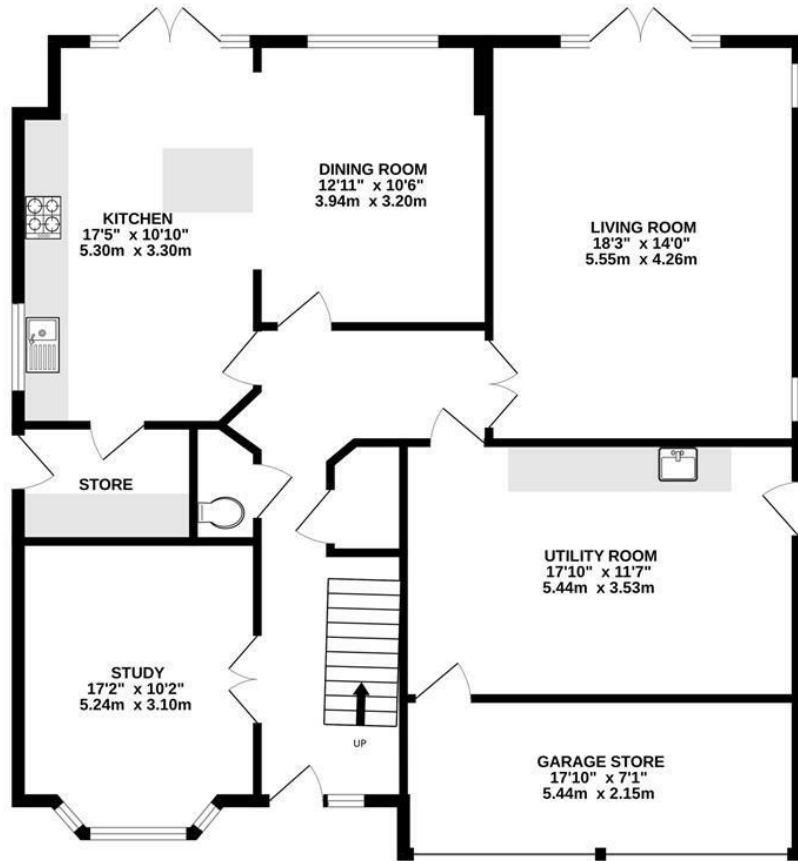
£348 annually, last paid May 2023

Rent Charge

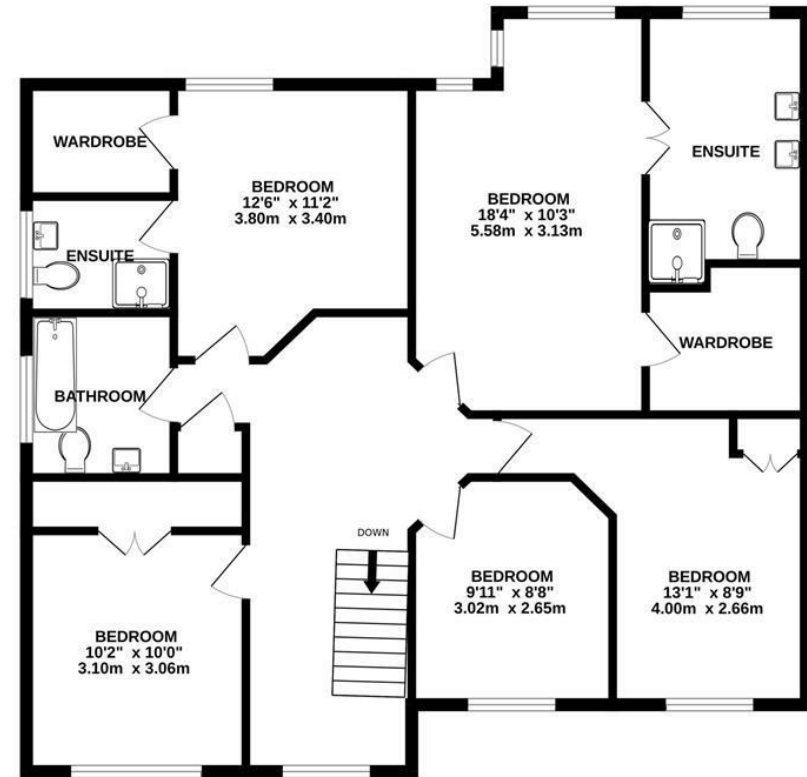
£1 per annum



GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
1091 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 2351 sq.ft. (218.4 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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