



30 Gilmais, Great Bookham, Surrey, KT23 4RP

Asking Price £1,195,000





- SUPERB FOUR BEDROOM FAMILY HOME
- WALK TO VILLAGE SHOPS & SCHOOLS
- FITTED KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- AMPLE DRIVEWAY PARKING

- QUIET CUL-DE-SAC LOCATION
- CLOSE TO NORBURY PARK & POLESDEN LACEY
- TWO/THREE RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- DELIGHTFUL GARDENS



## Description

Nestling at the end of a quiet cul-de-sac is this beautifully presented four bedroom detached family house conveniently located within easy reach of village shops, excellent schools and Norbury Park. The property boasts a superb kitchen/family/dining room, en-suite and dressing room to the principal bedroom and a detached double garage.

As you walk through the front door you are welcomed into a light entrance hall with stone flooring, a coats cupboard and downstairs w.c off. A door leads to the superb triple aspect living room with a feature wood burning stove and two sets of French doors leading out to the garden. Ideal for modern living there is a spacious kitchen/family/dining room. The kitchen is fitted with a range of units, granite worktops, a Mercury range style cooker, an integrated dishwasher and space for an American fridge freezer. There is a separate utility room with storage cupboards and space for several appliances. The family area is a good size with doors opening to the garden and a wide opening to the dining room which features built in speakers. There is a separate study which completes the ground floor accommodation.

On the first landing there is an airing cupboard and access trap to the partly boarded loft space which is fitted with a pull down ladder and light. The main bedroom features a dressing room area leading to the en-suite bathroom. There are three further bedrooms, all with built in wardrobes, and a family bathroom.

Outside the property is approached via a shingle driveway offering parking and leading to the detached double garage. The garage offers two up and over doors, a side personal door, power, light and some boarding storage with a ladder. There is an area of lawn to the front with gated side access leading to the garden. The secluded garden is a particular feature as it wraps around the property. There is a patio which enjoys the afternoon and evening sun and a further patio on the other side of the house surrounded by rear lawn. There is a secluded area housing a wood store and two garden sheds.



## Situation

The property is located the end of a delightful cul-de-sac just 0.6 miles to Bookham Village centre. The village offers a wide range of shops and amenities including a bakers, butcher, fishmonger, greengrocer, post office, a small supermarket, delicatessen and coffee shops.

Excellent primary schools close to hand include The Eastwick Schools, Polesden Lacey and The Great Bookham School with The Howard of Effingham School also nearby.

There are a wide selection of recreational facilities available in the area such as Norbury Park, Bookham Common and Polesden Lacey. 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 which is just 1.6 miles away.

**Tenure**

**EPC**

**Council Tax Band**

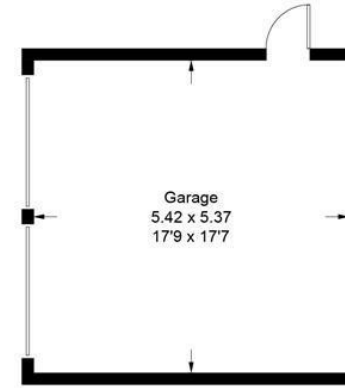
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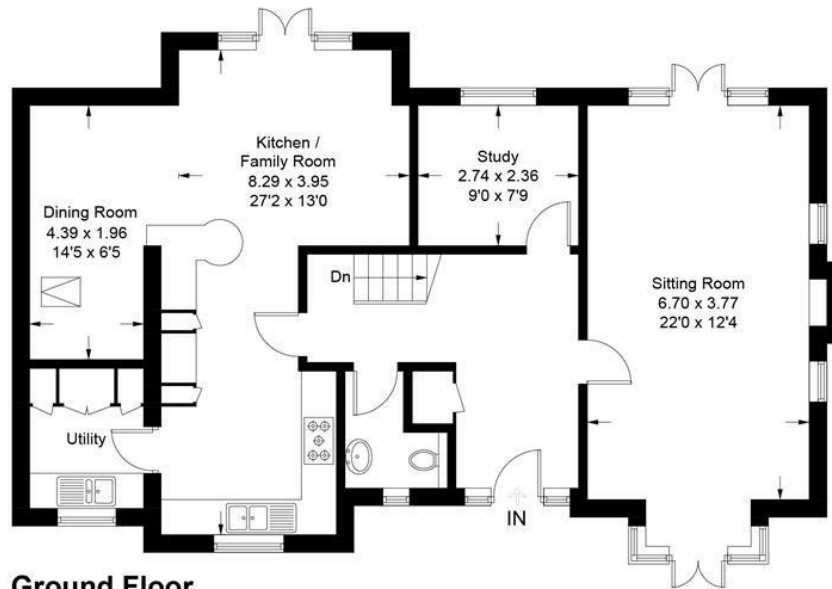
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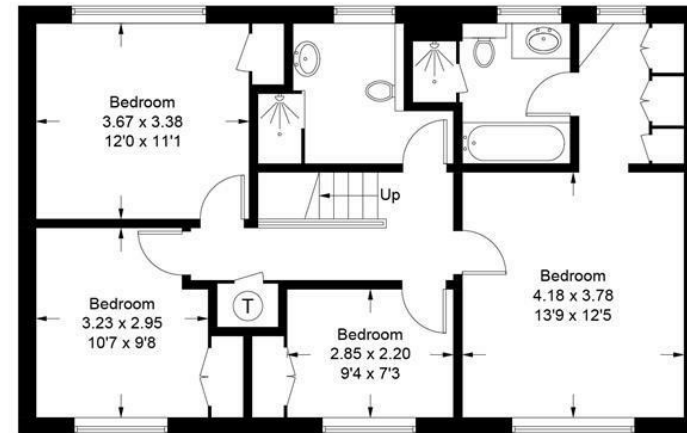
Approximate Gross Internal Area = 172 sq m / 1851 sq ft  
Garage = 28.9 sq m / 311 sq ft  
Total = 200.9 sq m / 2162 sq ft



(Not Shown In Actual Location / Orientation)



**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. (ID866139)

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