



12 Atwood, Little Bookham, Surrey, KT23 3BH

Price Guide £1,395,000



- RARE OPPORTUNITY TO BUY
- EASY REACH OF STATION & SCHOOLS
- THREE SEPARATE RECEPTION ROOMS
- THREE FURTHER BEDROOMS
- DELIGHTFUL REAR GARDENS WITH VIEWS, 0.36 ACRE PLOT
- SOUGHT AFTER RESIDENTIAL CUL-DE-SAC
- CLOSE TO OPEN GREENBELT COUNTRYSIDE
- PRINCIPAL BEDROOM WITH ENSUITE
- DOUBLE GARAGE & AMPLE PARKING
- NO ONWARD CHAIN

## Description

A superb opportunity to purchase this impressive detached family residence situated in an enviable cul-de-sac convenient for Bookham Station and acres of open Greenbelt nearby. The property offers enormous potential for extension and improvement to create an outstanding modern home and sits on a generous 0.36 acre plot.

A part glazed front door opens onto a welcoming entrance hall with a handy cloakroom for visitors and leads through to the dining room with ample room for a table and chairs in front of a bay window. The spacious sitting room benefits from a light and airy triple aspect and sliding patio doors onto the garden. A large study/family room complements the reception space. The kitchen features worktops for preparation, cupboard storage along with integrated and freestanding appliances. Side access leads to the covered side passage, garage and garden.

On the first floor the dual aspect principal bedroom features fitted wardrobes and an ensuite shower room. Three further light-filled, good sized bedrooms are served by a family bathroom suite.

Outside the front of the property benefits from mature planted borders, a lawn and driveway parking leading to a detached double garage. Gated access leads onto a delightful, secluded rear garden with outstanding views onto open greenbelt. The garden backs in a westerly direction and measures approximately 88' x 100'.

## Situation

Those who choose to live in this enviable part of Bookham undoubtedly appreciate the tranquil, rural setting as well as convenient access to local transport links and facilities. The attractive village High Street is less than a mile away - just off the A246, which runs between Leatherhead and Guildford.

The property is also well placed to join the M25 allowing easy access to Gatwick & Heathrow. Bookham Station is a short walk away and provides direct rail service to London, Waterloo in approximately 50 minutes and Guildford in the other direction.

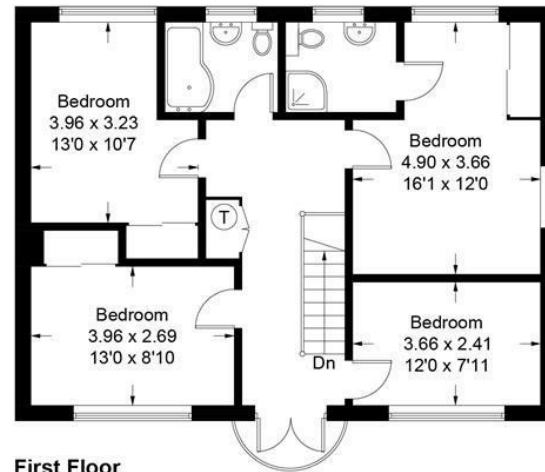
Excellent local state and private schools are well catered for including The Howard of Effingham School, Manor House School and St. Johns School in Leatherhead.

National Trust owned Bookham Common is a short walk from the property and the area generally abounds in a wealth of glorious, open, unspoilt countryside including the Surrey Hills Area of Outstanding Natural Beauty, Norbury Park, Ranmore Common and Polesden Lacey.

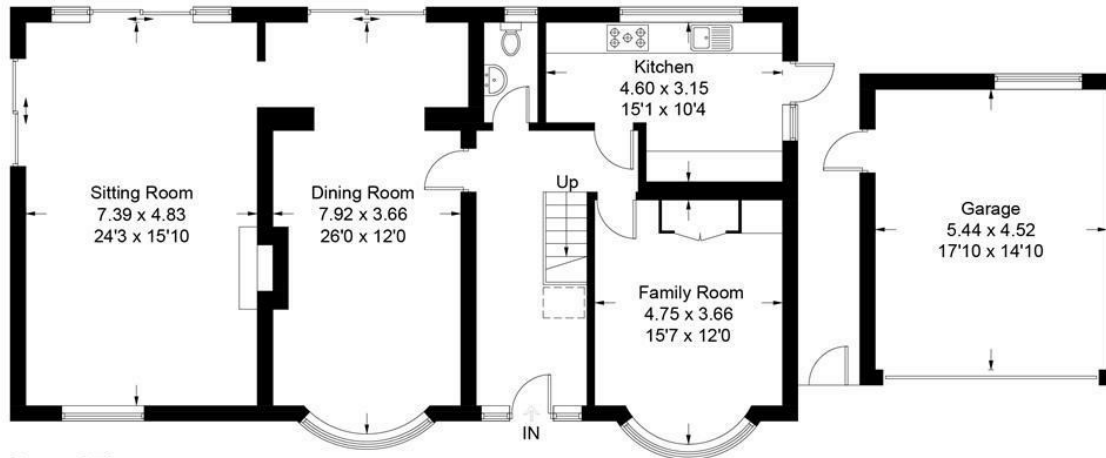
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 186.9 sq m / 2012 sq ft  
 Garage = 24.6 sq m / 265 sq ft  
 Total = 211.5 sq m / 2277 sq ft



First Floor



Ground 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. (ID1075911)

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