



Conkers 2 The Spinney, Great Bookham, Surrey, KT23 3PZ

Price Guide £900,000



- EXTENDED 5 BED DETACHED HOME
- KITCHEN BREAKFAST ROOM
- 3 RECEPTION ROOMS
- SECLUDED REAR GARDEN
- WALK OF BOOKHAM SHOPS (0.5 MILES)
- POPULAR EASTWICK AREA
- SEPARATE UTILITY ROOM
- BATHROOM & SHOWER ROOM
- DRIVEWAY PARKING & TANDEM GARAGE
- NO ONWARD CHAIN

Description

This attractive 5-bedroom detached family home is situated in a popular cul-de-sac in the Eastwick area of Great Bookham and is being sold with no onward chain. The property has been extended in previous years but offers further scope to extend STPP.

When entering the property, you are greeted by a spacious entrance hall which leads through to a bright and sizeable lounge on the left. The lounge offers plenty of natural light and features a fitted gas coal effect fire with sliding doors accessing the conservatory. To the right of the hall, the dining room comfortably hosts up to 10 people. This room could also be used as a playroom, TV or family room. The kitchen/breakfast room is a generous size with wall mounted cupboards and base units, providing ample storage space and room for a table, fridge / freezer and dishwasher. Adjacent to the kitchen/breakfast room is a utility room providing plenty of space for laundry facilities and giving access to the rear garden and garage. There is also a downstairs cloakroom leading from the hall.

The first-floor landing is bathed in natural light. The master bedroom has a large ensuite bathroom and fitted wardrobes. There are three further double bedrooms, a single bedroom and a family shower room.

To the front of the property there is driveway parking, a front lawn, mature flower beds and a double-length garage with electric up and over door. Gated side access on both sides of the house leads to the north-westerly facing rear garden which is primarily laid to lawn and has mature shrubs and trees. The garden measures approximately 47' x 54' and also offers a shed, summer house, and patio area.

Situation

The property is just half a mile from Bookham village which offers a wide range of shops and amenities including a baker, butcher, fishmonger, greengrocer, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library as well as doctors and dental surgeries.

Within the locality there are a number of excellent local schools, both private and state funded. Eastwick Schools, The 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 with Downsend and St John's School in Leatherhead.

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

Tenure

Freehold

EPC

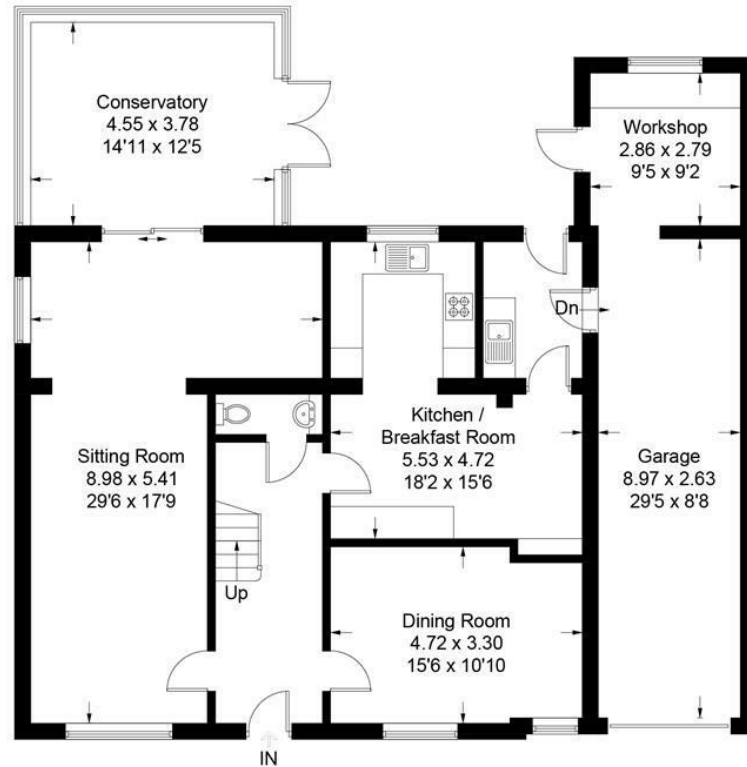
E

Council Tax Band

G



Approximate Gross Internal Area = 228.4 sq m / 2458 sq ft
(Including Garage & Workshop)



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. (ID1088777)

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