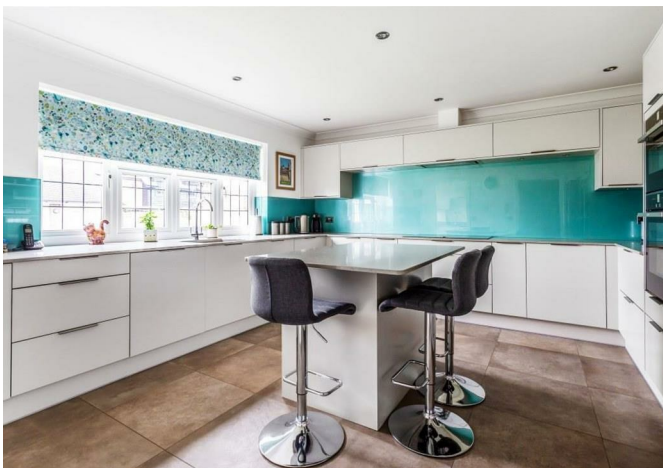




336 Lower Road, Bookham, Surrey, KT23 4EF

Asking Price £1,195,000





- BESPOKE THREE BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS
- FITTED KITCHEN BREAKFAST ROOM
- MASTER WITH ENSUITE & DRESSING ROOM
- LUXURY FAMILY BATHROOM
- SECURE GATED ACCESS
- DETACHED TRIPLE GARAGING
- HEATED SWIMMING POOL COMPLEX
- CONVENIENT FOR SCHOOLS & STATION
- NO ON-GOING CHAIN



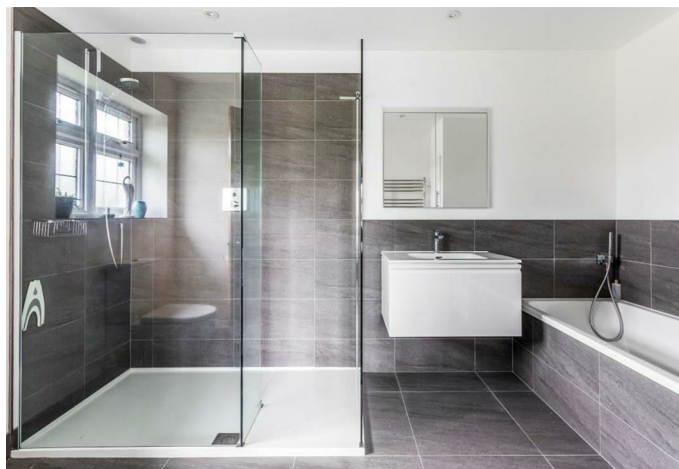
## Description

A rare opportunity to purchase this stunning bespoke three bedroom family home conveniently located for Bookham Village shops, station and schools nearby. The property boasts a fabulous en-suite and dressing room to the master bedroom, triple garaging for the car enthusiast and an indoor swimming pool complex for year round enjoyment.

The front door opens onto an inviting entrance hall and cloakroom for guests and leads to the reception space, all of which benefits from underfloor heating. The sitting room provides ample space to entertain in front of a feature fireplace and opens onto a dining room and conservatory. The kitchen/breakfast room offers plenty of worktops for preparation, ample cupboard storage and a wealth of integrated appliances, space for an American fridge freezer and a sociable island workstation. Access leads to a useful utility room and outside.

The first floor is approached by a superb oak staircase and open onto a bright landing with access to the roof space via a drop down ladder. The master bedroom features a luxury en-suite and a fitted dressing room. Two further double bedrooms with fitted cupboards are served by a further luxury bathroom suite.

Outside the property is approached by electric gates and brick walling which affords a great deal of privacy. A Tarmac driveway leads to a detached triple garage with electric up and over roller doors. The gardens surround the property and provide plenty of lawn and shrub borders. A paved patio leads to a detached heated swimming pool complex for the family featuring a changing room with w.c and plant room. Doors open onto composite decking, ideal for summer dining.



## Situation

The property is situated within easy reach of Bookham Village which offers a range of shops and amenities including a baker, butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and a delicatessen.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore, Polesden Lacey and Bookham Common, ideal for country pursuits.

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. There are also two nearby stations available; Bookham Station is within walking distance (1 mile away) and Effingham Junction is just over 2 miles away.

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 and is convenient for Manor House Girls School and St John's in Leatherhead.

**Tenure**

Freehold

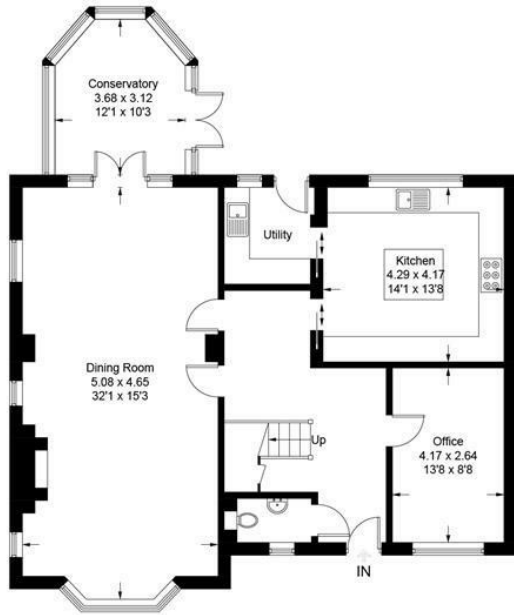
**EPC**

C

**Council Tax Band**

G

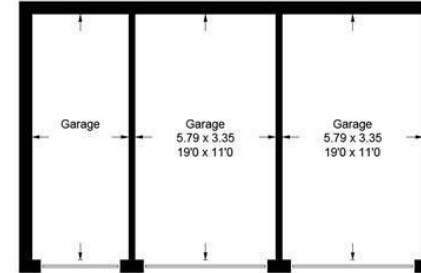
Approximate Gross Internal Area = 206.1 sq m / 2218 sq ft  
 Garage = 54.4 sq m / 585 sq ft  
 Pool Room = 65.4 sq m / 704 sq ft  
 Pump Room = 5.9 sq m / 63 sq ft  
 Total = 331.8 sq m / 3570 sq ft



Ground Floor

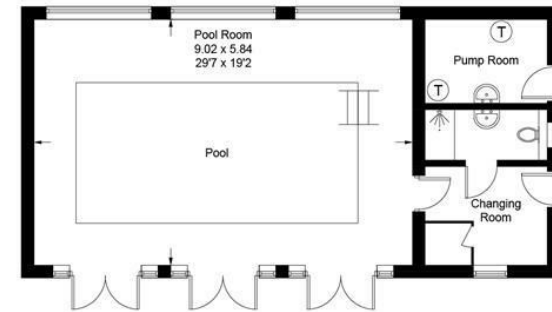


First Floor



Garage

(Not Shown In Actual Location / Orientation)



Pool Room

(Not Shown In Actual Location / Orientation)

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. (ID1064562)

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