



5 Swanns Meadow, Great Bookham, Surrey, KT23 4JX

Price Guide £699,950



- 4 BEDROOM DETACHED HOUSE
- 3 RECEPTION ROOMS
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- DRIVEWAY & GARAGE
- 1.2 MILES TO BOOKHAM STATION

- CUL-DE-SAC LOCATION
- MODERN KITCHEN
- SOUTH FACING REAR GARDEN
- JUST UNDER HALF A MILE FROM BOOKHAM VILLAGE
- HOWARD OF EFFINGHAM CATCHMENT AREA

Description

This four bedroom detached family home is beautifully presented and ideally located in a quiet cul-de-sac within walking distance of the village centre and within the catchment area for popular local schools.

As you walk through the front door you are welcomed into a bright and spacious entrance hall with an understairs cupboard, downstairs shower room and stairs to the first floor. To the front of the property there is a bright dual aspect kitchen with a range of units, larder cupboard, breakfast bar area, a double oven, five ring gas hob, space for further appliances and a door to the outside of the property. There is a useful study at the front of the property. To the rear is a good sized living room with a log burning stove and double doors opening into the conservatory which in turns opens to the rear garden.

On the first floor there is a bright landing with access trap to the lit, boarded loft space with a pull down ladder and two Velux windows. There are four good sized bedrooms, the principal bedroom benefiting from fitted wardrobes, and a modern luxury family bathroom.

To the front of the property there are flower bed borders around the parking area and a driveway leading down the side of the house to the garage, with power light and a side door. Gated side access leads to the rear garden which backs in a southerly direction, extends approx. 60' and features a sandstone patio adjoining the rear of the house, dwarf walls and steps up to the area of lawn and flower bed borders.

Situation

Swanns Meadow is a quiet cul-de-sac located just under half a mile from Bookham village which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

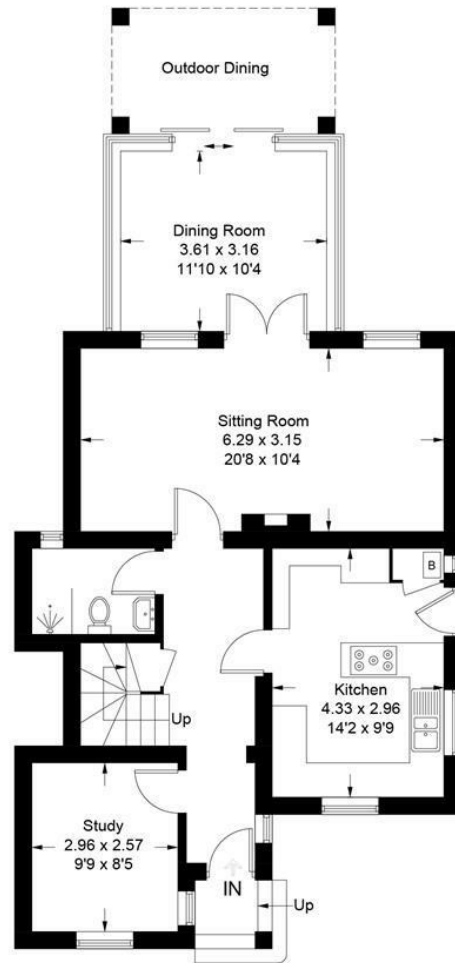
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

Bookham station is just a 5 minute drive away and there is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

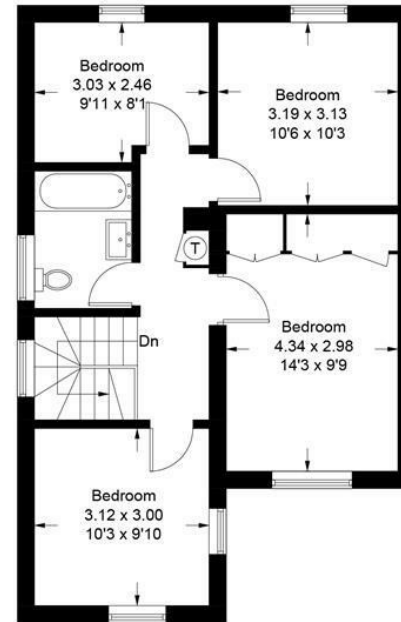
Tenure	Freehold
EPC	D
Council Tax Band	E



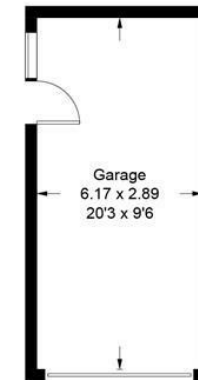
Approximate Gross Internal Area = 129.1 sq m / 1390 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 146.9 sq m / 1581 sq ft



Ground Floor



First Floor



(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. (ID1125711)

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

