



Mead Cottage Meadowside, Great Bookham, Surrey, KT23 3LF

Asking Price £1,225,000





- CHALET STYLE FAMILY HOME
- 0.35 ACRE PLOT ON A PRIVATE ROAD
- FOUR/FIVE DOWNSTAIRS RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- SUPERB KITCHEN/BREAKFAST ROOM
- FLEXIBLE ACCOMMODATION
- 6 MINUTE WALK BOOKHAM STATION
- DOWNSTAIRS BED 4/ OFFICE
- TWO FURTHER BATHROOMS
- TWO INTEGRAL GARAGES



## Description

Located in one of Bookham's most prized residential private roads and nestling on a 0.35 acre plot is this superb four bedroom chalet style home offering approximately 3278 sq ft of flexible accommodation for the family. The property is situated conveniently within a six minute walk of Bookham station and acres of open Greenbelt along with easy reach of excellent local schools and shops.

The front door opens onto a welcoming entrance hall with a useful cloakroom for guests. The ground floor accommodation boasts a number of reception rooms including an intercommunicating sitting room/living room with a feature fireplace and doors onto the garden. The kitchen/breakfast room benefits from a thoughtful design allowing plenty of granite worktop space for preparation, ample cupboard storage and space for integrated appliances. A separate dining room makes an ideal entertaining space along with a family room with a cloakroom off. Access also leads onto a sizable double garage. The downstairs space is complemented by a useful fourth bedroom for guests and a bathrooms suite. Further access leads to a secondary garage.

A staircase leads to the first floor with the principal bedroom featuring an en-suite and two further bedrooms which are served by a shower room.

Outside the property is approached by a five bar gate and sweeping brick paved driveway providing parking for a number of cars. The rear garden offers a tranquil space to enjoy summer dining on a paved patio area with lawn, mature shrubs and trees. In all the plot extends to some 0.35 of an acre.



## Situation

Situated in a tranquil private cul-de-sac this property is just a brief walk from Bookham station with direct trains to London Waterloo. The property lies close to Bookham Common, owned by the National Trust, providing serene landscapes for Sunday strolls and ideal surroundings for dog walking, featuring open grasslands, majestic oak woodlands, and peaceful ponds.

The village itself is a thriving community, featuring a bustling high street and a wide range of primary and secondary school options. 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.

Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Local Box Hill, Ranmore Common, and Norbury Park provide excellent opportunities for walking and horseback riding. Other facilities include the private members Nuffield Health Club in central Leatherhead, 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

### Private Road Contribution

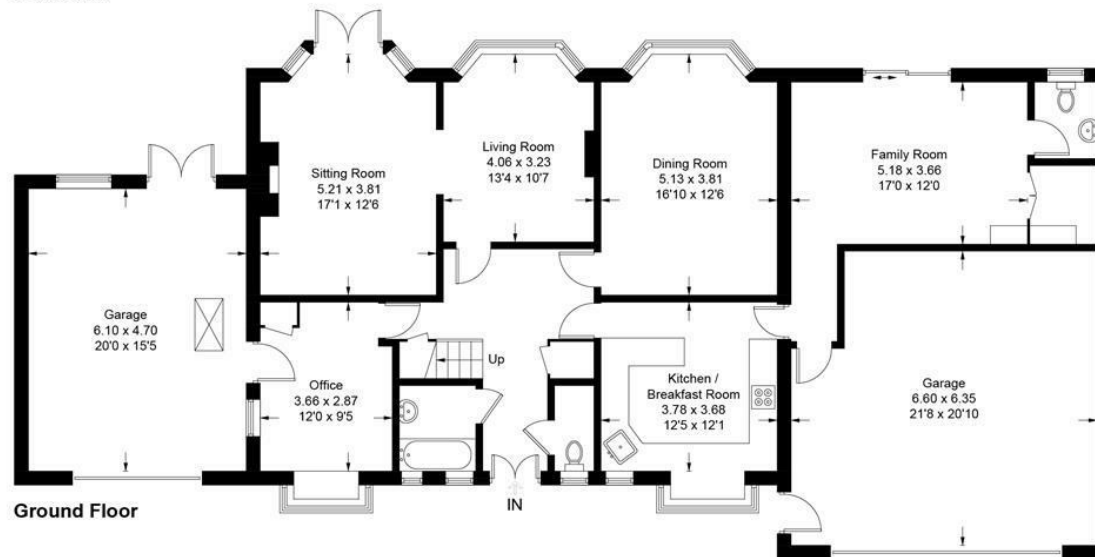
as and when required

Approximate Gross Internal Area = 304.5 sq m / 3278 sq ft  
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"

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. (ID1153740)

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43 High Street, Bookham, Surrey, KT23 4AD  
**Tel:** 01372 452207 **Email:** [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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