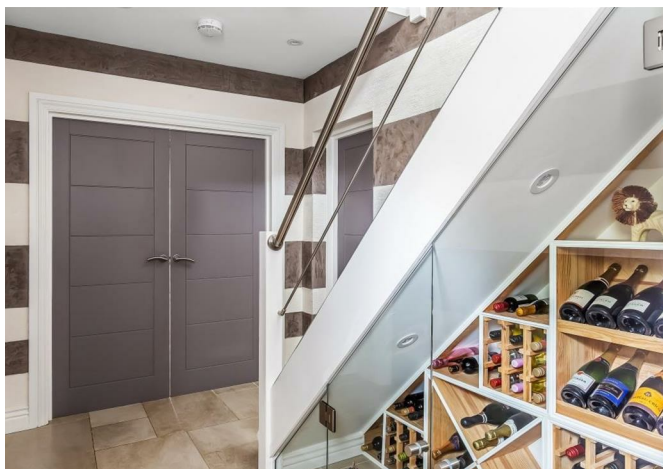




3 The Lorne, Great Bookham, Surrey, KT23 4JY

Asking Price £875,500



- EXTENDED AND MODERNISED THROUGHOUT
- KITCHEN DINING ROOM
- LANDSCAPED GARDEN
- GROUND FLOOR UNDERFLOOR HEATING
- EASY WALK OF BOOKHAM VILLAGE
- 3 DOUBLE BEDROOMS, 2 BATHROOMS
- 2 FURTHER RECEPTION ROOMS
- DRIVEWAY PARKING
- LUTRON LIGHTING
- CATCHMENT AREA FOR EXCELLENT LOCAL SCHOOLS

Description

This superbly appointed detached house has been extended and modernised by the current owners to an exceptionally high standard to offer three double bedrooms, two bathrooms and spacious family accommodation. The property is situated in a sought after location just a few minutes walk from Bookham High Street and within the catchment area for popular local schools.

As you open the front door you are welcomed into a bright entrance hall with porcelain tiled flooring and a feature understairs wine storage cupboard. Double doors lead through to the living room which opens to the impressive kitchen dining room, with a vaulted ceiling and bifold doors opening to the garden. The Howdens kitchen is fitted with an extensive range of cupboards, granite worktops and appliances including a Rangemaster, wine cooler, integrated fridge freezer, combination microwave oven and dishwasher. There is a separate utility room with space for appliances and a door to outside. To the front of the property is a second reception room, currently used as a gym, and a downstairs shower room with a feature Oak sleeper vanity unit and shelving and a walk in shower enclosure.

On the first floor there are three double bedrooms. The principal bedroom benefits from being dual aspect and offers custom made storage with an electrically operated pop up television. The family bathroom offers a tranquil space to unwind with a freestanding bath and a corner oak vanity unit.

To the front of the property is a block paved driveway offering parking for several vehicles with flower bed borders. Gated side access leads to the beautiful rear garden with a large sandstone patio, offering several different seating areas ideal for outdoor entertaining, lawn, shrub borders and a summer house.



Situation

The property is situated in a popular residential road just 5 minutes' walk to Bookham High Street. The village offers a wide range of shops and amenities including two bakers, butcher, fishmongers, greengrocers, post office, supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area is well catered for with highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

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. Frequent rail services to London, Guildford, Leatherhead are available from Bookham Station.

Tenure

Freehold

EPC

C

Council Tax Band

E

Approximate Gross Internal Area = 141.8 sq m / 1526 sq ft



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. (ID1089314)
www.bagshawandhardy.com © 2024

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.

