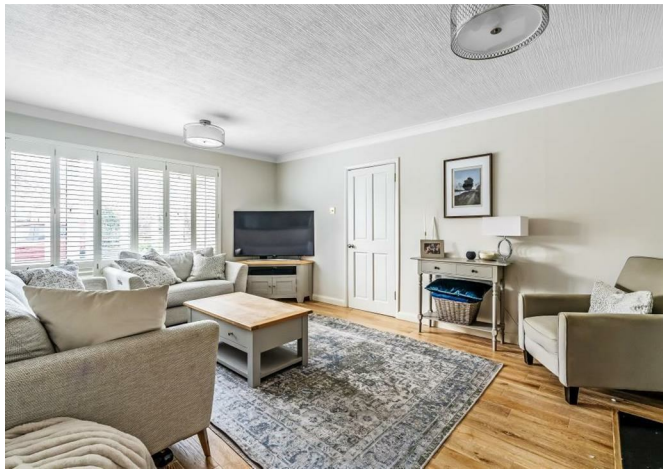




11 Burrows Close, Great Bookham, Surrey, KT23 3HB

Asking Price £769,950



- BEAUTIFULLY PRESENTED FAMILY HOME
- SUPERB CUL-DE-SAC LOCATION
- FITTED KITCHEN/BREAKFAST ROOM
- DRIVEWAY PARKING & TANDEM GARAGE
- WALKING DISTANCE TO BOOKHAM STATION
- FOUR BEDROOMS
- 3 SEPARATE RECEPTION ROOMS
- DELIGHTFUL REAR GARDEN
- HOWARD OF EFFINGHAM CATCHMENT AREA
- JUST UNDER 1 MILE TO BOOKHAM HIGH STREET

Description

Nestled in the charming village of Great Bookham, this modern detached house offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families seeking a tranquil yet convenient modern living space. The thoughtfully designed layout boasts spacious reception spaces downstairs, ideal for relaxation, entertaining, or family gatherings.

A useful enclosed entrance porch offers ample space for coats and storage and leads to the entrance hall with a handy cloakroom for guests. A good size kitchen breakfast room offers plenty of worktop space for preparation, fitted cupboards, space for appliances and a breakfast bar. Sliding doors to a conservatory makes a superb dining space overlooking the garden. The Kitchen also benefits from a useful utility room with plumbing for laundry. A sitting room and family room complete the reception rooms and make a sociable living area for the family.

On the first floor the principle bedroom benefits from fitted wardrobes. Three further bedrooms are served by a family bathroom suite.

Outside the property is approached by driveway providing parking for a number of cars and gates lead to a tandem garage. Side access opens onto a lovely sunny garden laid to lawn and a patio area with a timber garden store.



Situation

Ideally located in a quiet cul-de-sac location within walking distance of the station and Bookham common and just under 1 mile to Bookham High Street.

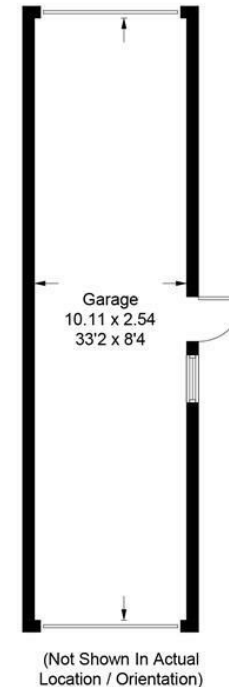
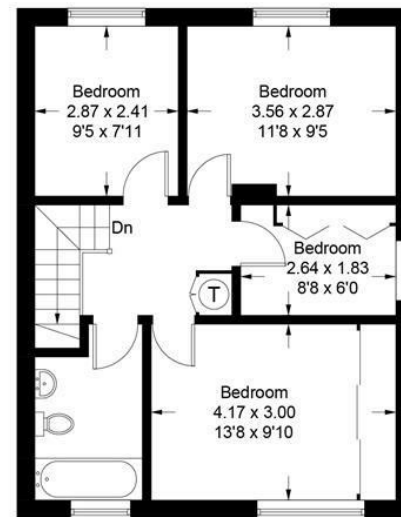
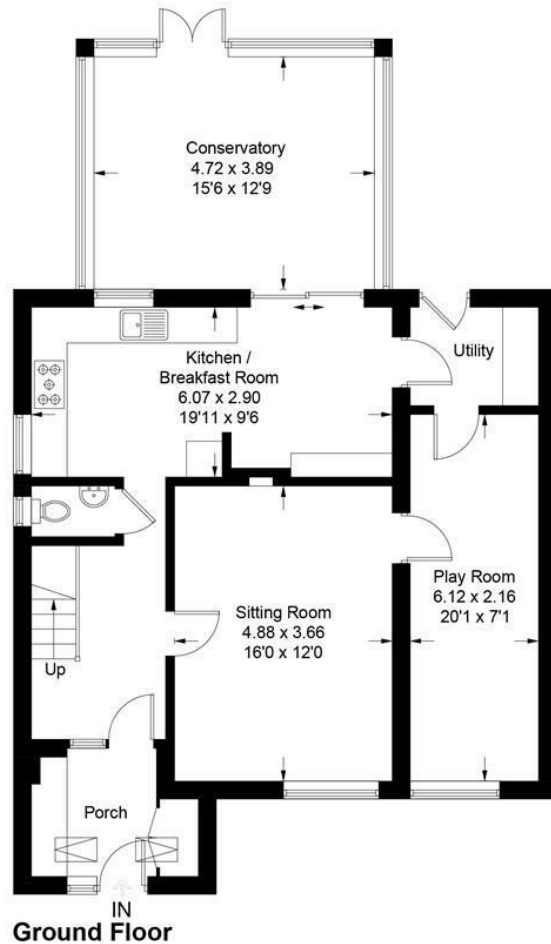
There is a wealth of open countryside, much of which is in the green belt and owned by the National Trust. There are a number of excellent local schools both private and state funded. Nearby are the independent schools of Cranmore, Manor House, St Teresa's and St John's, whilst State schools include Eastwick, The Great Bookham School and Polesden Lacey. The property is within the catchment area of the sought after Howard of Effingham School.

Nearby recreational 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, Tyrells Wood and the RAC.

The A3 and junction 9 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports.

Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft
 Garage = 25.7 sq m / 277 sq ft
 Total = 166.0 sq m / 1787 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. (ID1161151)
 www.bagshawandhardy.com © 2025