



17 Kidborough Down, Great Bookham, Surrey, KT23 4LG

Guide Price £1,195,000



- FIVE BEDROOM DETACHED FAMILY RESIDENCE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- CONVENIENT FOR POLESDEN LACEY NEARBY
- TWO/THREE RECEPTION ROOMS
- DELIGHTFUL REAR GARDEN
- STUNNING VIEWS OVER OPEN FARMLAND TO REAR
- EASY ACCESS FOR LOCAL SCHOOLS & SHOPS
- CLOAKROOM & TWO BATHROOM SUITES
- DOUBLE GARAGE & DRIVEWAY PARKING
- NO ON-GOING CHAIN

Description

Situated in a prized cul-de-sac on the south side of Bookham Village is this five bedroom family home with superb far reaching views over open National Trust owned farmland. The property also comes to the market with no on-going chain.

The front door opens onto an entrance hall with a cloakroom and under stairs cupboard. The reception space includes a sitting room overlooking the garden, with a snug off and access onto the garden. The dining room offers plenty of room for entertaining guests and also overlooks the rear. The kitchen/breakfast room offers ample worktops for preparation, cupboards and drawers along with space for freestanding appliances. A handy utility room/shower room also features with steps down to a useful store room and access to the garage.

The first floor features a good size landing with an airing cupboard. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom. Four further good sized bedrooms are served by a family bathroom suite.

Outside the property is approached by a driveway with parking leading to a double garage with an electric up and over door. Side access leads to a delightful rear garden with mature trees and shrubs with outstanding views over open farmland.

Situation

The property is situated in a peaceful cul-de-sac just under a mile from Bookham High Street with its 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 post office, library and doctors and dental surgeries.

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

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 Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

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.

Tenure

Freehold

EPC

B

Council Tax Band

G





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 244.5 sq m / 2632 sq ft
(Including Garage / Excluding Void)



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. (ID1162591)
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