



26 Blackthorne Road, Great Bookham, Surrey, KT23 4BN

Asking Price £960,000



- EXTENDED FAMILY HOME
- THREE BATHROOM/ SHOWER ROOMS
- SEPARATE UTILITY ROOM
- 77' SOUTH EAST GARDEN
- 0.5 MILES TO BOOKHAM HIGH STREET
- 4 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN LIVING
- LIVING ROOM & UPSTAIRS STUDY
- DRIVEWAY PARKING & GARAGE
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS

Description

This modern detached house has been extended to offer a spacious and comfortable family home. Boasting a superb kitchen dining living room and four generously sized double bedrooms, this property is designed to accommodate the needs of a growing family with ease.

As you open the front door you are welcomed into a good-sized entrance hall with a downstairs cloakroom and understairs storage. The heart of the home is undoubtedly the open plan kitchen dining living room, which offers a perfect space for both entertaining and everyday living. The kitchen features an extensive range of cupboards with granite worktops and a separate utility room. The living / dining room offers ample space for a dining table and seating area and features patio doors out to the garden. In addition, there is a separate sitting room to the front of the property with feature porthole windows, a fireplace and very wide bay window.

On the first floor there are four double bedrooms off the galleried landing. The principal bedroom features ample fitted wardrobes, drawers and dressing table and an ensuite bathroom. There are three further double bedrooms, one with an ensuite shower room, a modern family shower room, ensuring convenience for all family members and small study with fitted furniture.

To the front of the property there is ample driveway parking for several vehicles leading to the garage, with an electric roller door, power, light and a rear door. Gated side access leads to the secluded South Easterly facing garden which extends approximately 77'. The garden offers a tranquil retreat, ideal for children to play or for hosting summer barbecues. There is a spacious patio, lawn, mature flower bed borders and summer house and garden shed.



Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

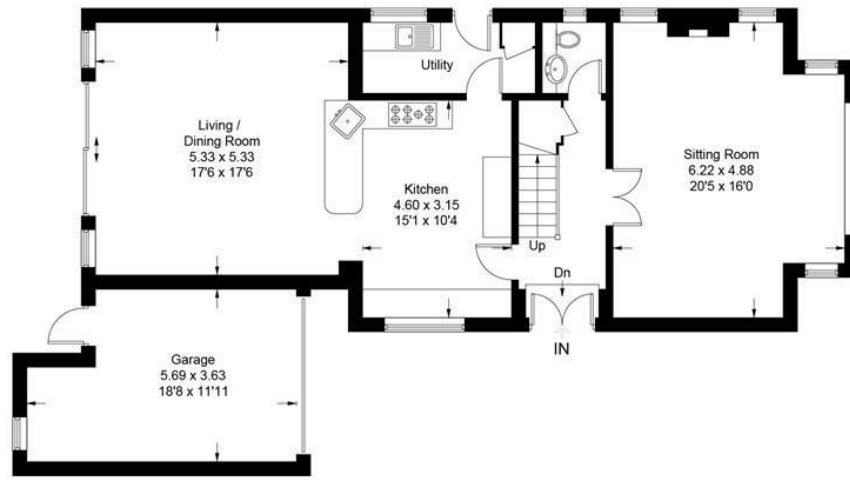
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School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

Within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clandon Park, Denbies Wine Estate and Brooklands Museum. 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 area is also surrounded by many beautiful walks.

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, and Guildford are available from Bookham and Leatherhead Stations.

Tenure	Freehold
EPC	D
Council Tax Band	G

Approximate Gross Internal Area = 183.5 sq m / 1975 sq ft
Garage = 18.5 sq m / 199 sq ft
Total = 202.0 sq m / 2174 sq ft



Ground Floor



First 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. (ID1169890)
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