



63 Church Road, Great Bookham, Surrey, KT23 3EG

Asking Price £995,000



- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINING LIVING
- SEPARATE UTILITY ROOM
- DRIVEWAY PARKING & GARAGE
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- 4 BEDROOMS, 2 BATHROOMS
- BRIGHT SITTING ROOM
- SOUTH WEST GARDEN
- PHOTO VOLTAIC PANELS
- EASY WALK TO BOOKHAM HIGH STREET AND BOOKHAM STATION

Description

This stunning detached four bedroom house offers a perfect blend of modern living and convenience. Built in 2016, the property spans an impressive 1706 square feet and is presented in show home order throughout and is located within an easy walk of Bookham's shops and Bookham Train Station.

Upon entering you are welcomed into a bright entrance hall with a downstairs cloakroom and understairs storage cupboard. The heart of the home is undoubtedly the bright open-plan kitchen, dining, and living room, which creates a warm and inviting space for family gatherings and social occasions. This area is designed to maximise natural light with bi-fold doors opening to the garden, making it a delightful spot to enjoy meals or simply unwind. The well equipped kitchen is fitted with a range of units and integrated appliances. There is a good sized separate utility room with space for further appliances and fitted Neptune storage and bench. To the front of the property there is a sitting room with a feature bay window and log burning stove.

On the first floor there are four well-proportioned bedrooms, providing plenty of room for family or guests. The principal bedroom benefits from a range of fitted wardrobes and an en-suite shower room with underfloor heating. There are three further bedrooms, two of which also feature built in wardrobes, and a family bathroom with underfloor heating.

To the front of the property there is driveway parking for several vehicles leading to the garage. Gated side access leads to the south-west facing garden which offers a lovely outdoor space, perfect for enjoying the sunshine or hosting summer barbecues. The garden measures approximately 50' and offers a good sized patio with the remainder of the garden laid to lawn. The property also benefits from photo voltaic solar panels and the remainder of the 10 year build warranty (October 2026).



Situation

Situated within a very short walk from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

Bookham train station is a short walk, providing services to London and Guildford.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, 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.

The National Trust owned Bookham Common and Polesden Lacey are both a short walk away for country pursuits offering easy access to Ranmore Common and Norbury Park, the gateway to the Surrey Hills.

Nearby recreational facilities include the Beaverbrook Estate nestled in the Surrey Hills, the private members Nuffield Health Club in central Leatherhead 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 is within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

Tenure


Freehold

EPC

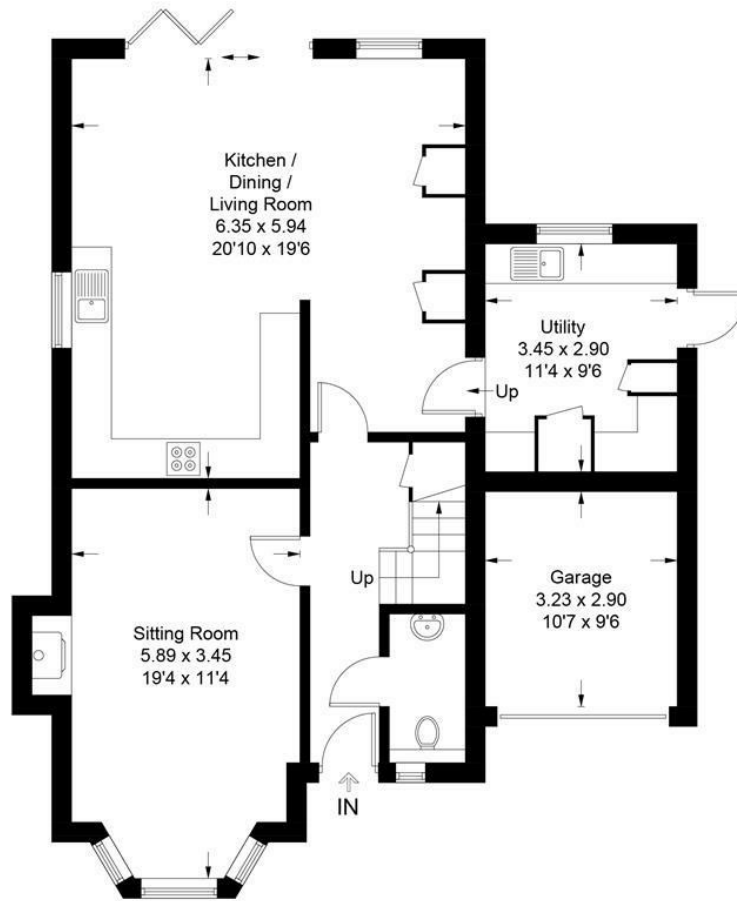
B

Council Tax Band

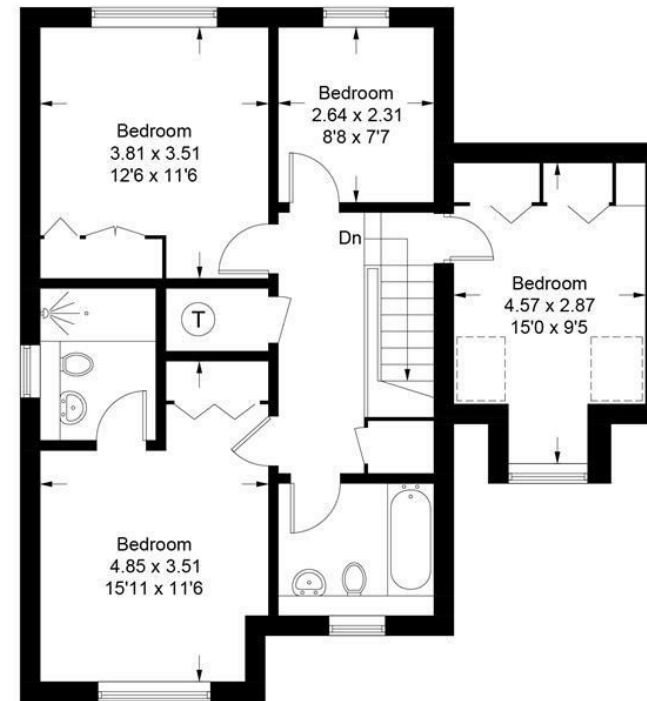
G

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 149.1 sq m / 1605 sq ft
 Garage = 9.4 sq m / 101 sq ft
 Total = 158.5 sq m / 1706 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. (ID1175731)
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