



**Paddock View, Maddox Park, Bookham, Surrey, KT23 3BP**

**£1,795,000 Freehold**



- EXTENSIVE FAMILY HOUSE OVER 3800 SQ.FT.
- HIGHLY REGARDED PRIVATE ROAD LOCATION
- 5 DOUBLE BEDROOMS INC. MASTER SUITE
- 4 RECEPTION ROOMS
- IMPRESSIVE KITCHEN DINING ROOM

- SEPARATE UTILITY ROOM & BOOT ROOM
- LARGE SECLUDED GARDEN ON 0.51 ACRE PLOT
- DRIVEWAY PARKING & DOUBLE GARAGE
- CONVENIENT FOR STATION AND COMMON
- HOWARD OF EFFINGHAM CATCHMENT AREA



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## Paddock View

Situated in one of Bookham's most prized residential private roads within easy reach of Bookham station and The National Trust owned Bookham Common is this substantial detached residence on a 0.51 acre plot offering 3855 sq ft of accommodation including 5 bedrooms and 4 receptions. Conveniently for the purchaser the property is being offered with no on-going chain.

As you walk through the front door you are welcomed into the entrance hall by a wood-burner with a cloakroom and downstairs shower room. The hallway gives access to all four reception rooms including a study, a family room, a dual aspect living dining room and the superb dual aspect 24' drawing room with two sets of bi-fold doors opening to the terrace. The bright and spacious kitchen dining room also benefits from expansive sliding doors giving delightful views and leading out to the garden. The kitchen features a range of units with composite worktops and glass splashback, a breakfast bar and integrated Neff appliances including two "hide and slide" ovens, a microwave, two warming drawers and a dishwasher. There is a separate utility room with plenty of space for further appliances, including plumbing for a washing machine and dishwasher, a pantry and a separate boot room, leading to a back door. The main living accommodation on the ground floor benefits from tiled flooring with underfloor heating.

On the first floor there are five double bedrooms and a family bathroom. The master bedroom benefits from a dressing room and a large en-suite shower room. This room overlooks the garden and benefits from 2 sets of French doors, with Juliette balconies.

To the front of the property there is a large driveway with parking for several cars and a large double garage. There is a south-facing front garden which is well screened with mature hedging with a patio and lawn. To both sides of the property there is gated access which leads to the rear garden. The secluded landscaped rear garden is a particular feature of the property. There is a substantial deck adjoining the rear of the property with steps down to the lawn. There are mature borders, well maintained flower beds, a pond, and further outbuildings.

**Tenure:** Freehold

**EPC:** C

**Council Tax Band:** G

**Private Road Estate Charge:** approx. £90 per annum













**Situation -** Tucked away on a tranquil private road this property is just a brief walk from Bookham station with direct trains to London Waterloo and Guildford. Close by lies the charming Bookham Common, owned by the National Trust, providing serene landscapes for Sunday strolls and ideal surroundings for dog walking, featuring open grasslands, majestic oak woodlands, and peaceful ponds.

The village itself is a thriving community, boasting a bustling 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 A3 and junction 9 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports.

There are a wide range of primary and secondary school options. 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.

Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Nearby Polesden Lacey, Box Hill, Ranmore Common, and Norbury Park provide excellent opportunities for walking and horseback riding.

Other 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.











Approximate Gross Internal Area  
3855 sq ft / 358.1 sq m  
Approximate Gross Internal Area Outbuildings  
285 sq ft / 26.5 sq m

