

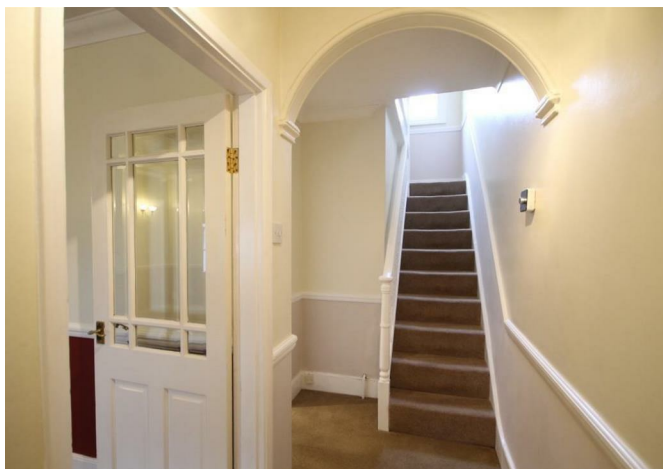


 **patrick  
gardner**  
RESIDENTIAL

Joy Cottage, 2 Fairfield Terrace East Street, Great Bookham, Surrey, KT23 4QZ

Asking Price £499,950





- CHARMING CHARACTER COTTAGE
- 3 BEDROOMS
- KITCHEN BREAKFAST ROOM
- CLOAKROOM & BATHROOM
- ON STREET PARKING
- LOCATED IN THE HEART OF THE VILLAGE
- 2 SEPARATE RECEPTION ROOMS
- FEATURE FIREPLACES
- SOUTH WEST GARDEN
- NO ONWARD CHAIN

## Description

Situated at the heart of Bookham Village is this charming three bedroom cottage with period features conveniently located for local village shops, schools and amenities nearby. The property boasts two separate reception rooms, a downstairs cloakroom and a sunny south westerly aspect rear garden.

Steps lead up to a substantial front door and entrance hall. The sitting room to the front offers plenty of room for seating in front of a period fireplace with working gas fire. A separate dining room benefits from room for a sizable table and chairs with a handy cloakroom off. The kitchen/breakfast room to the rear boasts plenty of worktops for preparation, floor and wall mounted cupboards for storage, integrated and freestanding appliances and electric underfloor heating.

On the first floor, the principle bedroom benefits from fitted wardrobe cupboards. Two further bedrooms are served by a family bathroom suite.

Outside the property benefits from a rear garden with a paved patio area with the remainder laid to lawn with a sunny South Westerly aspect.

NB. A right of way exists in favour of number 2 across the rear of number 3.

## Situation

The property is situated within walking distance of Bookham shops and amenities which includes a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

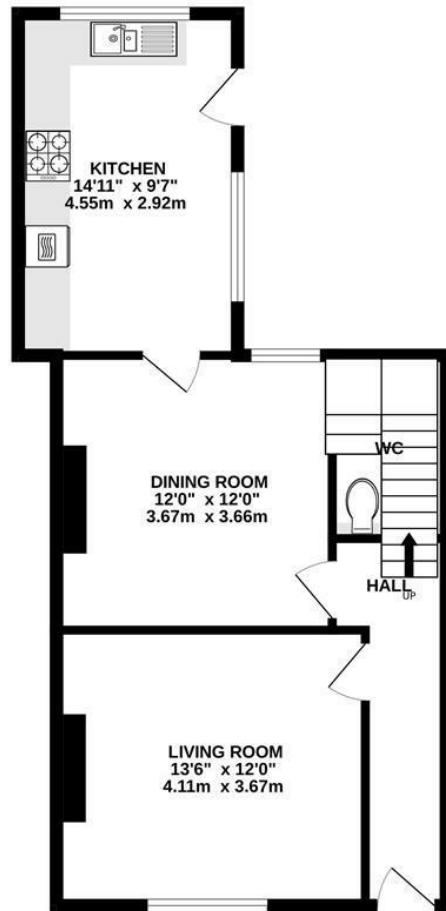
The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Norbury park is within short walking distance with Polesden Lacey also easily accessible. Within the locality there are a number of excellent local schools both private and state funded including Polesden Lacey School, The Great Bookham School and The Eastwick Schools to name but a few.

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 Waterloo, Victoria and London Bridge with Guildford in the opposite direction from Bookham Station.

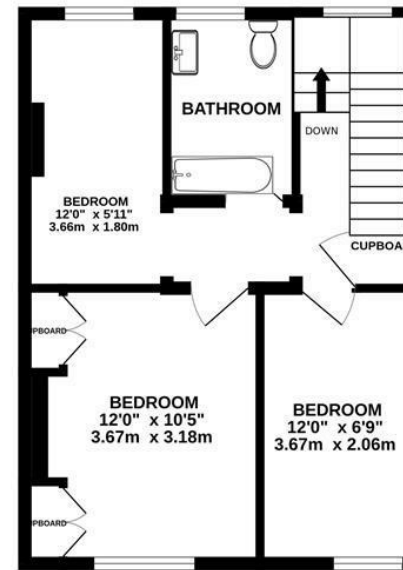
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	E



GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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