



Oak Dean Meadowside, Great Bookham, KT23 3LF

Asking Price £1,950,000



- IMPOSING FIVE BEDROOM RESIDENCE
- FOUR SEPARATE RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- DETACHED DOUBLE GARAGE
- SOUTHERLY ASPECT REAR GARDEN
- BEAUTIFULLY PRESENTED
- FITTED KITCHEN/BREAKFAST ROOM
- GUEST BEDROOM WITH EN-SUITE
- 0.44 OF AN ACRE PLOT
- PRIVATE ROAD LOCATION

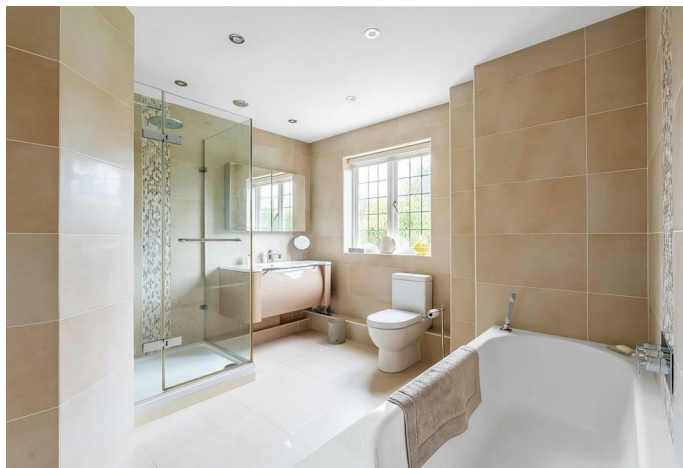
Description

Oak Dean forms part of a prized residential road, conveniently located for the National Trust owned Bookham Common, station and excellent local schools. The property boasts superb reception space throughout, including a fabulous kitchen/breakfast room and a delightful rear garden all nestling on a 0.44 of an acre plot with a sunny southerly aspect.

The accommodation includes:- A large welcoming reception hall with wide, imposing staircase and an attractive cloakroom . The hall leads to a lovely, inviting 'light and airy' triple aspect sitting room with a cosy fireplace. The dining room features plenty of space for entertaining and a useful large work from home office/study along with a family room off the kitchen complementing the ground floor reception rooms. The kitchen offers plenty of space to enjoy including an island workstation, a striking range of fitted cupboards with integrated appliances. A useful utility room benefits from further storage and plumbing for laundry.

The first floor has an elongated landing leading to the principal bedroom with a superb en-suite dressing room and luxury bathroom. Guest bedroom one also benefits from a large en-suite and three further good sized bedrooms are served by a family bathroom.

Outside the property is approached by a sweeping driveway with ample parking for a number of cars leading to a detached double garage. The grounds of the property are a particular feature and offer a tranquil space to enjoy al-fresco summer dining on the patio to the rear with a sunny southerly aspect.



Situation

Tucked away on a tranquil private road this property is just a brief walk from Bookham station with direct trains to London Waterloo. Close to the property 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 and 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. Local 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.

Tenure

EPC

Council Tax Band

Residents Association Charge

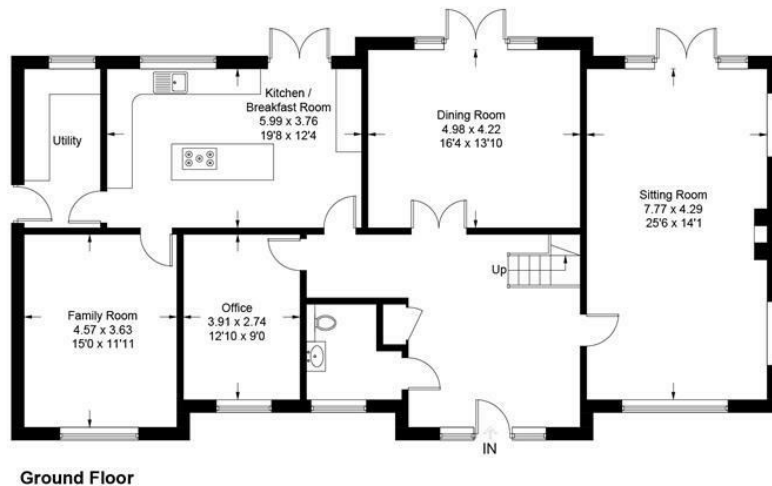
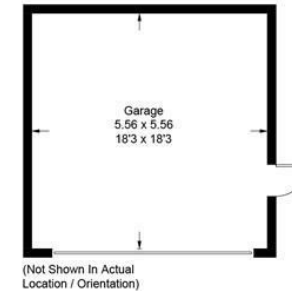
Freehold

D

H

approx £200 per annum

Approximate Gross Internal Area = 286.9 sq m / 3088 sq ft
 Garage = 30.8 sq m / 331 sq ft
 Total = 317.7 sq m / 3419 sq ft



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. (ID1203244)
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