



33 Little Bookham Street, Little Bookham, Surrey, KT23 3AA

Price Guide £1,175,000





- THOUGHTFULLY EXTENDED 1920'S HOME
- SUPERB OPEN PLAN KITCHEN/DINING ROOM
- ENSUITE TO PRINCIPLE BEDROOM
- 124' REAR GARDEN WITH WESTERLY ASPECT
- EASY ACCESS FOR STATION NEARBY
- FOUR GOOD SIZED BEDROOMS
- THREE FURTHER RECEPTION ROOMS
- FAMILY BATHROOM & SHOWER ROOM
- WALK TO HOWARD OF EFFINGHAM SCHOOL
- CONVENIENT FOR SHOPS & COMMON



## Description

A thoughtfully extended 1920's detached family home, benefitting from flexible accommodation, including a fabulous kitchen/breakfast room with three further reception rooms and a sunny westerly aspect garden. Conveniently for the purchaser, the property is offered with no on going chain.

A covered entrance porch with a part glazed front door leads to the entrance hall with an under stairs cupboard and a cloakroom off. A sitting room to the front provides a relaxed seating area in front of a working feature fireplace. Doors lead to a superb open plan kitchen/breakfast room with a quartz worktop, peninsular breakfast bar , integrated appliances and plenty of cupboard storage including a larder cupboard. Ample space is available for a dining table for entertaining and doors open onto a lovely family room overlooking the garden. A useful work from home office/study and separate utility room also complement the ground floor accommodation.

On the first floor, the landing features the loft space and leads to the principle bedroom overlooking the garden with a superb en-suite and Juliette balcony. Three further double bedrooms are served by a family bathroom and a separate shower room.

Outside the front of the property, driveway parking provides plenty of space and leads to a garage with an up and over door. The rear garden is a particular feature and is laid to lawn and boasts a sunny westerly aspect extending to some 124' (mean) .



## Situation

The property is situated a short walk from a local convenience store and café on Little Bookham Street and also just one mile from Bookham village, which offers a 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 and several doctors and dental surgeries.

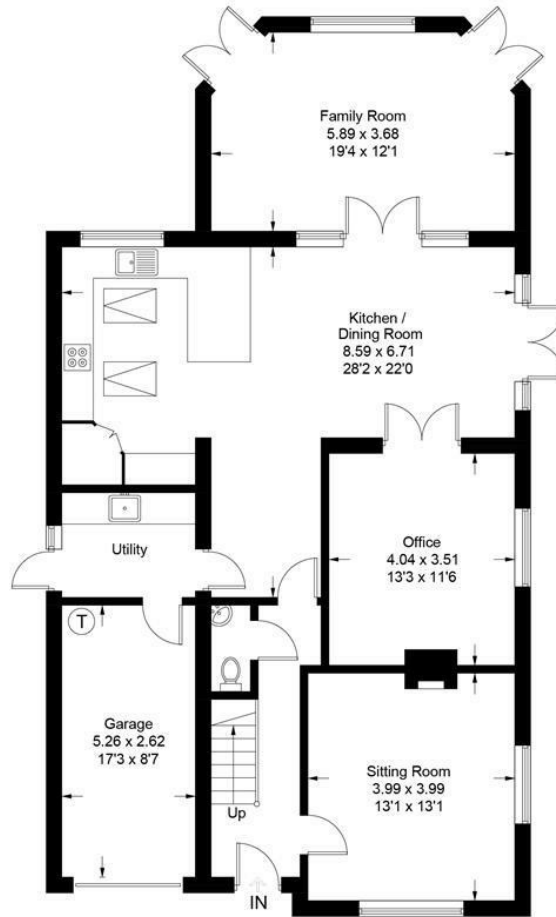
There is an excellent choice of local schools nearby (for both state and private sector). The Howard of Effingham Secondary (with its Outstanding Sixth Form) is circa 1 mile from the property. Local primary schools include The Great Bookham School (now part of the celebrated South Farnham Trust of schools), Eastwick School and Polesden Lacey. Furthermore, Manor House School, Cranmore, St Therasas, and St John's Leatherhead are also within easy reach.

Bookham station is just under half a mile away and offers frequent services to London / Guildford / Leatherhead. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

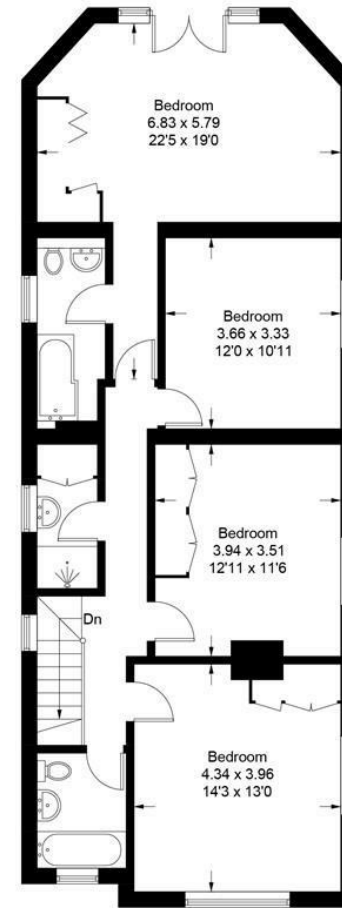
Countryside pursuits are easily catered for with The National Trust owned Polesden Lacey and Bookham Common within easy reach along with Norbury Park, the gateway to the Surrey Hills, ideal for walking, cycling, and horse riding. The property is also a short drive from a local leisure centre.

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

Approximate Gross Internal Area = 223.7 sq m / 2408 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. (ID1213271)

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43 High Street, Bookham, Surrey, KT23 4AD  
**Tel:** 01372 452207 **Email:** bookham@patrickgardner.com  
**www.patrickgardner.com**

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