



Lyngarth Leatherhead Road, Great Bookham, Surrey, KT23 4RR

Asking Price £1,050,000



- DETACHED FAMILY HOME
- TWO EN-SUITES
- DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE
- EASY ACCESS FOR EXCELLENT SCHOOLS
- FIVE BEDROOM
- SITTING ROOM
- GATED DRIVEWAY
- WALK TO NORBURY PARK
- CONVENIENT FOR LOCAL SHOPS

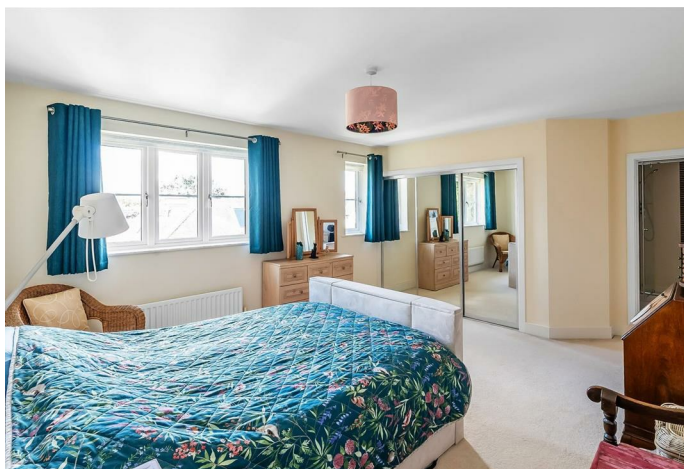
Description

Boasting outstanding views over open farmland and just a short walk to Norbury Park is this delightful detached five bedroom family home. The property features two reception rooms, a study, downstairs cloakroom, utility room and a double garage on a private gated drive.

The front door opens into a spacious entrance hall with a handy cloakroom for guests. Off the entrance hall, there are doors to the sitting room, kitchen, dining room and study. The sitting room overlooks the rear of the property with French doors opening out into the garden. The kitchen offers plenty of worktop space for preparation, integrated appliances, plenty of cupboard storage with sufficient space for a breakfast table and is complimented by a utility room.

On the first floor there are five bedrooms with the principal bedroom offering built in wardrobes and an en-suite with a bath and shower. There is an additional en-suite bedroom and three further bedrooms that are served by a family bathroom suite.

The rear of the property has a patio area, a lovely lawned garden and a garden shed. Vehicle access is via a private close which leads to the private drive with the double garage.



Situation

Situated within walking distance of local village retailers which offer a wide variety to choose from, including a bakers, butchers, fishmonger, greengrocer, post office, supermarket and coffee shops. There is also a library, doctors and dental surgery.

Within the locality there are a number of excellent local schools both private and state funded nearby, including The Great Bookham School, The Eastwick Schools and Howard of Effingham.

The property boasts an ideal location for country pursuits and is within a 5 minute walk of Norbury Park, the gateway to the Surrey Hills. Polesden Lacey and Bookham Common are also close to hand and are both about a five minute drive away.

Bookham station offers services to London Waterloo, Victoria and Guildford in the opposite direction.

Tenure	Freehold
EPC	B
Council Tax Band	G
Service Charge	£200 per annum

Approximate Gross Internal Area = 204.1 sq m / 2197 sq ft
 Garage = 35.4 sq m / 381 sq ft
 Total = 239.5 sq m / 2578 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. (ID1238745)
 www.bagshawandhardy.com © 2025