



Green Acres Oakdene Road, Great Bookham, Surrey, KT23 3HE

Asking Price £1,095,000



- DETACHED CHARACTER HOME
- TWO BATHROOM SUITES
- SUPERB FITTED KITCHEN
- GARDEN ROOM/CABIN
- EASY REACH OF EXCELLENT SCHOOLS
- FOUR GOOD SIZE BEDROOMS
- MODERN OPEN PLAN LIVING SPACE
- 97' SOUTHERLY ASPECT REAR GARDEN
- WALKING DISTANCE TO STATION & SHOPS
- CONVENIENT FOR BOOKHAM COMMON

Description

Situated in a sought-after location within a few minutes' walk of the National Trust owned Bookham Common as well as the train station, is this superb 1934 built detached family home with a wealth of character and charm. The property has been recently modernised in 2022/23 by the current owners to provide a thoughtful blend of modern living (including an open plan kitchen/dining family room, an en-suite to the master bedroom and a superb all-year-round multi-purpose playroom/gym cabin) as well as original features.

A covered oak-built porch leads to an entrance hall with a useful cloakroom. The main reception space features three distinct areas which include a modern practical kitchen space, offering a good range of fitted cupboards, worktops for preparation, space for integrated and free-standing appliances (including a Quooker hot/cold filter water tap), as well as a sociable kitchen island. The dining space offers plenty of room for a large table and chairs with French doors that open onto the patio and south-facing garden. Ample space is available for a living space making this an ideal area for entertaining friends and family. Conveniently located off the living space is a study room with space for 2 workstations, and a spacious utility room with a stable door providing direct garden access. A sitting room to the front of the house with plantain shutters also features a lovely original working fireplace and space for relaxed seating.

On the first floor the master bedroom benefits from a wealth of floor to ceiling fitted wardrobes, electric remote controlled blackout shutters and an en-suite bathroom. There are three further double bedrooms which are served by a tasteful modern bathroom suite. The landing space benefits from 2 floor to ceiling cupboards for plenty of storage.

The front of the property is approached by a peashingle driveway providing parking for several cars leading to a garage store. Gated side access leads to a lovely 97' rear garden with a sunny southerly aspect. The gardens are mainly laid to lawn with flower and shrub borders and a number of mature trees (including 2 apple trees) along with a superb all-year-round garden room/cabin, which could also be used as a separate work from home office or garden room.

The current owners modernising works include: new electrics, new combi-boiler and radiators, and the installation of a new loft hatch to a partly boarded loft storage. Furthermore planning was granted Mo/2021/1139 for the erection of side and rear single storey extensions and open front porch, part of which has been completed.



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 baker's, 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.

Tenure


EPC

Council Tax Band

Freehold

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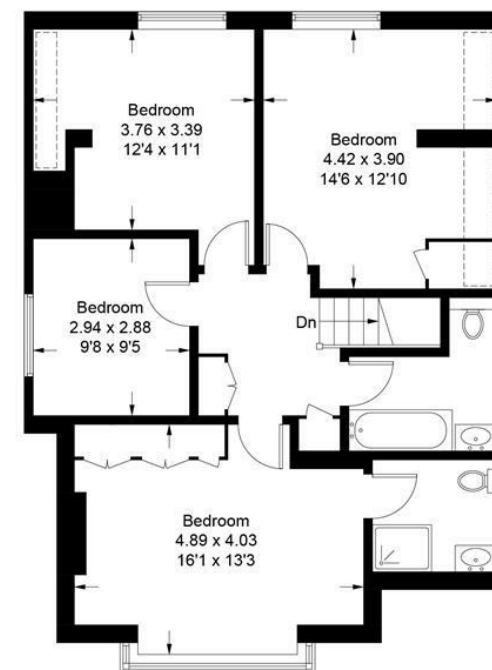
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 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 168.4 sq m / 1813 sq ft
 Garage = 7.8 sq m / 84 sq ft
 Summer House / Gym = 28.7 sq m / 309 sq ft
 Total = 204.9 sq m / 2206 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. (ID1107109)
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