



Three Oaks Cottage Leatherhead Road, Great Bookham, KT23 4RR

Price Guide £895,000



- STUNNING MODERN CHALET BUNGALOW
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM SUITE
- OUTDOOR WORKSHOP/GYM
- EASY REACH OF NORBURY PARK
- SUPERB OPEN PLAN KITCHEN/DINER/LIVING ROOM
- TWO FURTHER BEDROOMS
- GATED ACCESS WITH PARKING & CARPORT
- WESTERLY ASPECT GARDEN
- VENDOR SUITED

## Description

This superb 3/4 bedroom detached chalet-style home, perfectly positioned opposite Norbury Park and within easy reach of Bookham village shops and amenities. Designed with modern living in mind, the property offers a bright thoughtfully designed open plan living space including a dedicated outside workshop/gym , along with a car port and delightful garden space.

The front door opens onto an impressive entrance hall with a cloakroom and useful under stairs storage. A double aspect study/office sits to the front. Stylish oak double doors lead through to a stunning open plan kitchen/dining/family room, featuring two large tri-fold doors that open onto a westerly patio and garden. The contemporary kitchen includes Bosch integrated appliances, a wine cooler, a central island, quartz worktops, generous space for dining, relaxing and entertaining.

An attractive oak and glass staircase leads to the first floor where the principal bedroom with fitted wardrobes benefits from a luxury en-suite. Two further bright bedrooms and family bathroom complete the first floor accommodation.

Outside the property is approached by an electric five bar gate and leads to driveway parking, a car-port features and electric car charging point. Furthermore a a useful detached workshop/gym also features along with a pleasant garden to enjoy the sun.

## 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



Approximate Gross Internal Area = 146.8 sq m / 1580 sq ft  
 Workshop = 14.4 sq m / 155 sq ft  
 Total = 161.2 sq m / 1735 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID1262134)  
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