



33 Crabtree Lane, Great Bookham, Surrey, KT23 4PJ

Asking Price £1,395,000



• EXTENDED & NEWLY RENOVATED THROUGHOUT

• 4 DOUBLE BEDROOMS

• KITCHEN BREAKFAST ROOM

• UTILITY ROOM & LAUNDRY ROOM

• DRIVEWAY PARKING

• 10 YEAR BUILDZONE WARRANTY

• 4 BATHROOMS

• 4 RECEPTION ROOMS

• GROUND FLOOR UNDERFLOOR HEATING

• NO ONWARD CHAIN

## Description

This superbly appointed family house is presented in show home order and has been extended and fully modernised throughout to offer spacious accommodation comprising four double bedrooms, four bathrooms, four reception areas and ample driveway parking. The property is ideally situated within walking distance to local shops and within easy reach of Norbury Park and access to extensive walking at the end of the road.

As you walk through the front door you are welcomed into a spacious and bright entrance hall with an understairs storage cupboard. The fully equipped kitchen breakfast room features integrated appliances including an oven, combination oven, warming drawer, dishwasher, larder fridge and freezer, induction hob, wine fridge and a Quooker boiling tap. There are ample cupboards with Quartz worktops and breakfast bar seating at the end of the island. The open plan sitting room offers a beautiful feature fireplace and bifold doors leading out the garden. The dining room also benefits from doors out to the garden. To the front of the property is a family room with feature bay window and fireplace, and a door leading to the study. There is a separate utility room with doors to outside, a downstairs cloakroom and a coats cupboard which completes the ground floor accommodation.

Stairs lead to a bright and airy landing with a laundry room off which accommodates the washing machine, tumble dryer and storage cupboards. The principal bedroom features a bay window, decorative fireplace, a dressing room with ample built in wardrobes and storage and an ensuite shower room. There are three further double bedrooms, two with ensembles, and a superb family bathroom with a wow factor walk in shower and freestanding bath.

To the front of the property there is ample driveway parking surrounded by landscaped lawn and flower bed borders. Gated side access leads to the rear garden which measures approximately 45' x 68'. There is a large patio area, perfect for entertaining, with the remainder of garden predominately laid to lawn and newly planted trees. There is a substantial shed offering plenty of garden storage.

## Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmonger, greengrocer, post office, supermarket and coffee shops. There is also a library, doctors and dental surgeries.

Within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clandon Park, Denbies Wine Estate and Brooklands Museum. Nearby recreational 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.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London, and Guildford are available from Bookham and Leatherhead Stations.

Within the locality there are a number of excellent local schools both private and state funded. 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

**Tenure**

Freehold

**EPC**

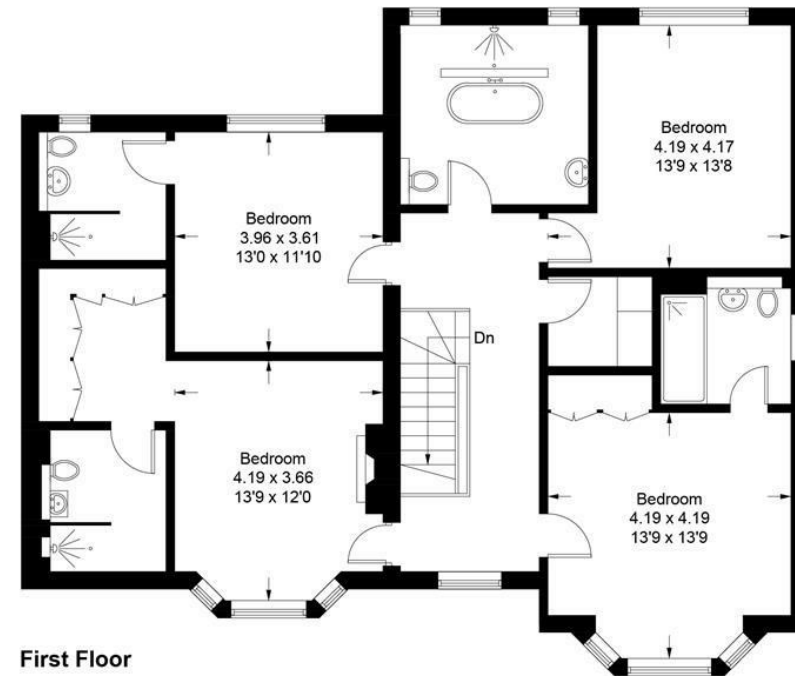
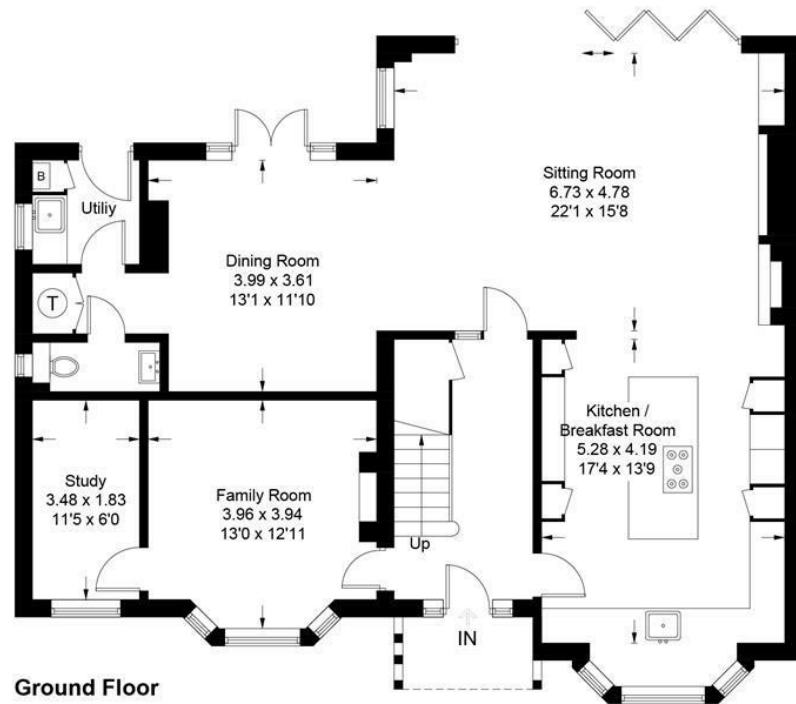
C

**Council Tax Band**

F



Approximate Gross Internal Area = 236.7 sq m / 2548 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. (ID1015793)

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