



7 Squirrels Green, Great Bookham, Surrey, KT23 3LE

Asking Price £1,325,000



- SUPERB FIVE BED DETACHED FAMILY HOUSE
- KITCHEN DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- SECLUDED SOUTH REAR GARDEN
- WALKING DISTANCE TO BOOKHAM COMMON
- EXTENDED AND SCOPE TO ENLARGE FURTHER
- TWO SEPARATE RECEPTION ROOMS
- FOUR FURTHER BEDROOMS
- GARAGE & DRIVEWAY PARKING
- NO ONWARD CHAIN

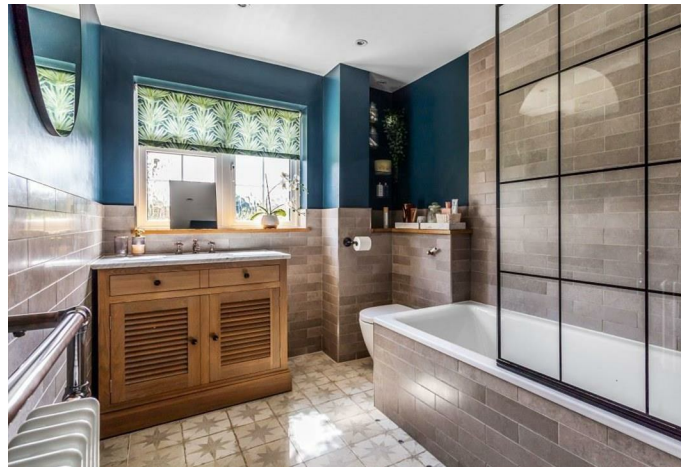
## Description

This well presented detached house has been extended by the current owners to offer spacious family accommodation and also offers scope to enlarge further. This family home is situated in a highly prized residential cul-de-sac just a short walk from Bookham station, The National Trust owned Bookham Common and within easy reach of excellent local state and private schools nearby. The property also benefits from no onward chain.

The front door opens to an enclosed entrance porch with shoe storage cupboards and double doors to the entrance hall with an understairs storage cupboard and downstairs cloakroom. There is a dual aspect living room with a feature open fire and a family room, both with doors leading out to the garden. The kitchen dining room is a superb space and offers bifold doors to the garden and underfloor heating. The kitchen is fitted with a range of units, a Range style cooker, American Fridge Freezer and an integrated dishwasher. There is a separate utility room with further storage, space for two appliances and a door to outside and a door to the garage.

Stairs lead to the first floor landing with a double linen cupboard and access to the partially boarded loft space. The principal bedroom is a generous size with fitted wardrobes, a dressing room area and an ensuite bathroom. There are four further good sized bedrooms, all with built in wardrobes, which are served by the modern family bathroom. Both bathrooms also benefit from underfloor heating.

To the front of the property is driveway parking for several vehicles leading to the double garage. The garage features two individual electric up and over doors, power, light and a workshop area. Gated side access leads to the secluded south backing L-shaped rear garden with an average width of 131ft. There is a patio adjoining the rear of the property with a built in BBQ area, lawn, flower bed borders and a path leading to a cabin which is currently used as a gym with power, light and a fitted WIFI extender. There is a gate to the side of the cabin which leads to two garden sheds.



## Situation

Tucked away on a tranquil cul-de-sac this property is just a brief walk from Bookham station with direct trains to London Waterloo. Adjacent to the house lies the charming Bookham Common, owned by the National Trust, providing serene landscapes for Sunday strolls and ideal surroundings for dog walking, featuring open grasslands, majestic oak woodlands, and peaceful ponds.

The village itself is a thriving community, boasting a bustling high street and a wide range of primary and secondary school options. 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.

Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Local Box Hill, Ranmore Common, and Norbury Park provide excellent opportunities for walking and horseback riding. Other 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.

**Tenure**

Freehold

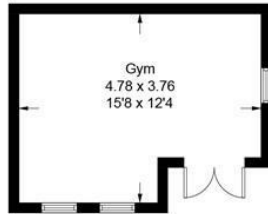
**EPC**

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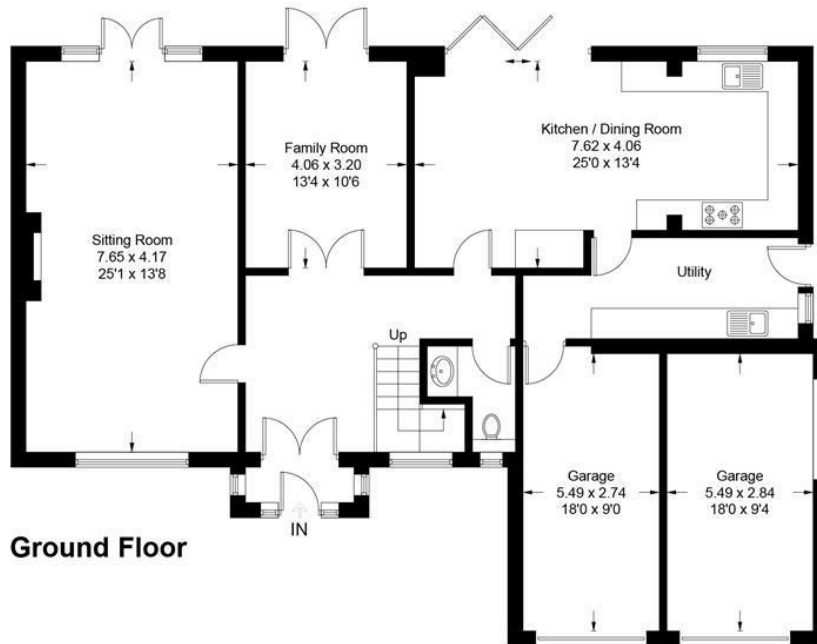
**Council Tax Band**

G

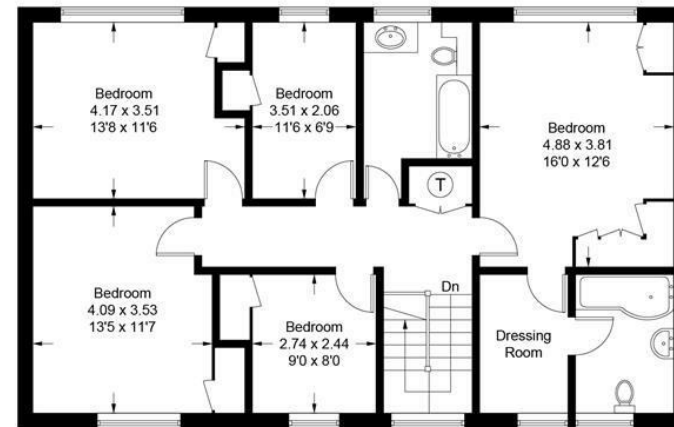
Approximate Gross Internal Area = 224.3 sq m / 2414 sq ft  
Detached Garage / Gym = 32.1 sq m / 345 sq ft  
Total = 256.4 sq m / 2759 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID1072399)  
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