



**Pacey
Wingent
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*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Leatherhead Road, Bookham, KT23

Offers Over £985,000

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- Chain Free - Five-bedroom detached family home
- Separate kitchen, three reception rooms, utility and wet room
- Double garage with stairs to extra floor, also with underfloor heating
- Air conditioning in two downstairs rooms, two bedrooms and outbuilding
- Close to Bookham & Leatherhead high street
- Three bathrooms, including master en-suite with dressing area
- Right wing with underfloor heating, own boiler and tank – annex potential
- Private garden with outbuilding, currently a home office
- Moments from excellent schools
- Easy access to A3, M25 and Leatherhead station



NO ONWARD CHAIN This stunning five-bedroom detached house is a superb family home, offering space, flexibility, and modern comforts. The ground floor features a separate kitchen, three reception rooms, a utility, and a wet room. The right wing, with its own underfloor heating, boiler, and water tank, offers excellent potential for a self-contained annex. Upstairs are five generous bedrooms and a family bathroom, with the master suite enjoying an en-suite and dressing area. Air conditioning is fitted in two ground floor rooms, two bedrooms, and the garden outbuilding. Additional highlights include a spacious garage with stairs to a further floor, also with underfloor heating, a large driveway for multiple vehicles, and a private garden with a superb office outbuilding. Ideally located near Bookham High Street, Leatherhead, excellent schools, Bocketts Farm, and Polesden Lacey, with the A3, M25, and Leatherhead station within easy reach.





Moonlyt, Leatherhead Road, KT23 4RR

Approximate Gross Internal Area = 186.4 sq m / 2006 sq ft
 Outbuildings = 47.0 sq m / 506 sq ft (Including Garage)
 Total = 233.4 sq m / 2512 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240342)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	