



**Goodwood, Guildford Road,
Great Bookham, Surrey, KT23 4LA**

£799,950 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Proceeding along taking the 2nd turning on your right hand side into Hawkwood Rise, follow the road along bearing round to your left hand side and just after the bend you will find a small cul de sac with Goodwood to be found on the left hand side.

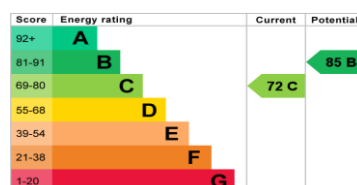
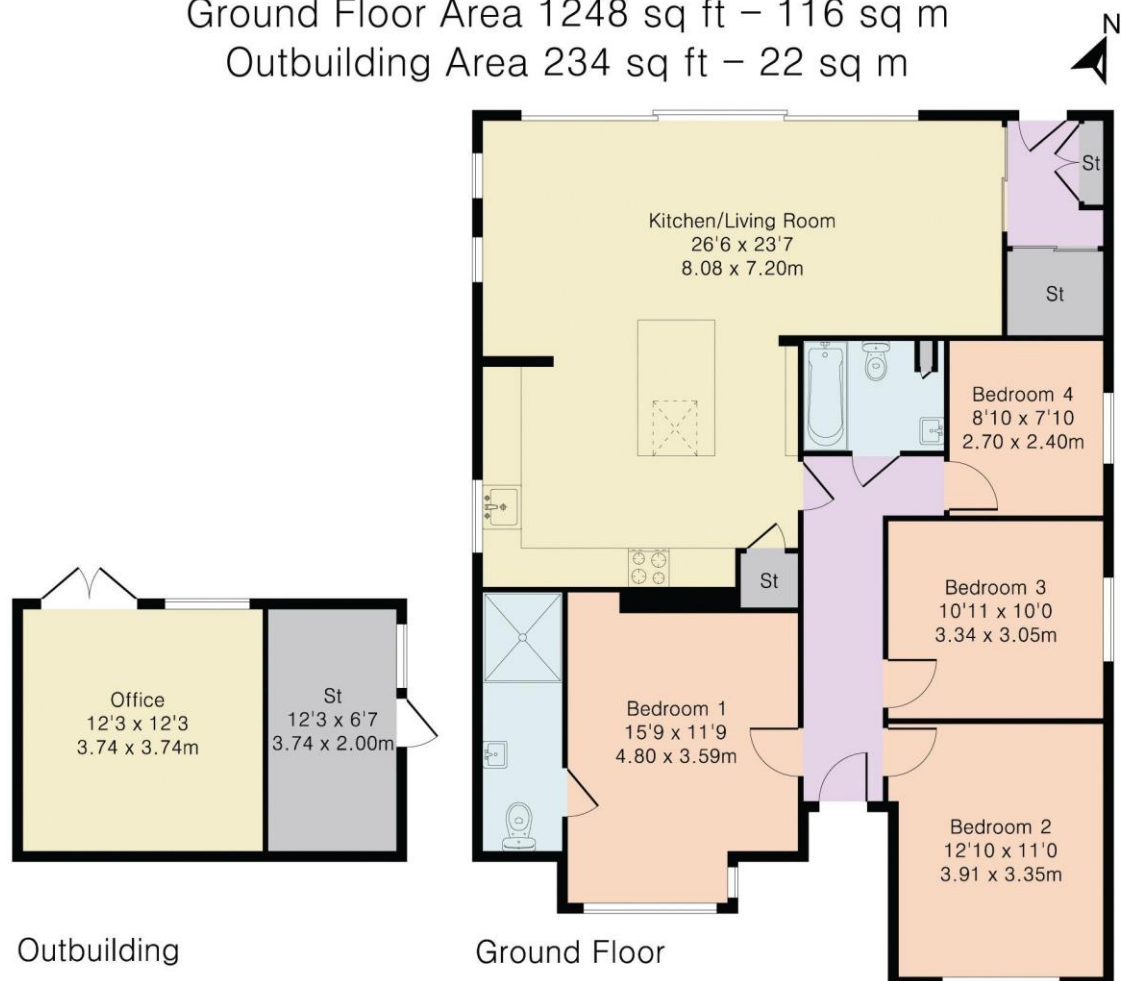
Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: F

Approximate Gross Internal Area 1482 sq ft - 138 sq m

Ground Floor Area 1248 sq ft – 116 sq m

Outbuilding Area 234 sq ft – 22 sq m



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A superbly appointed 4 bedroom detached bungalow offering good size gardens to front and rear combined with being situated within walking distance of Bookham village centre.

THE PROPERTY

Originally constructed in 1955 this desirable detached bungalow has in recent years undergone an extensive programme of modernisation and re-decoration enabling the property to now offer light, bright and contemporary accommodation. Currently this consists of 4 bedrooms, master with en-suite shower room in addition to the family bathroom. The heart of the home can be found in the delightful open plan kitchen/living room with the former providing a comprehensive range of matching eye and base level units together with ample roll edge work surfaces, a central Island unit, space for a large dining table and sliding patio doors opening out onto the extremely well maintained rear garden. In addition there is also a separate utility area. The property itself is approached via its own driveway providing off street parking for 2 cars together with a detached log cabin. Gated access then leads to the rear garden which offers a raised paved sun terrace with steps leading down to a good expanse of lawn screened to all sides via well stocked flower and shrub beds together with mature trees. In total the garden extends to 40ft x 40ft (12m x 12m). In addition the front garden has also been extremely well landscaped benefiting from good seclusion.



SITUATION

The property is located within walking distance of Bookham high street; which offers an excellent range of local shops including 2 supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. There are bus routes nearby connecting to Guildford, Leatherhead and Epsom. Bookham train station is approximately 1 mile away and provides a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned and includes Polesden Lacey National Trust House and Gardens which are approximately 1.5 miles away. Also within easy reach are also excellent schools both in the state and private sector.

