



**23 Eastwick Drive, Great Bookham,
Surrey, KT23 3PY**

£1,225,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the 3rd turning on your left hand side into Eastwick Drive and number 23 can be found on your left hand side.

Local Authority

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



Approximate Gross Internal Area 2913 sq ft - 270 sq m

Ground Floor Area 1566 sq ft - 145 sq m

First Floor Area 990 sq ft - 92 sq m

Outbuilding Area 357 sq ft - 33 sq m



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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A well maintained 5 bedroom detached Scandia Hus situated on a delightful 1/3 of an acre plot and located in the favoured Eastwick area.

THE PROPERTY

Originally constructed in 1998 this spacious detached residence offers particularly well proportioned rooms to both ground and first floor together with flexibility of accommodation. Currently this consists of a cloakroom, generous size living room with a central feature fireplace and log burner with oak mantle above and patio doors to rear. Separate dining room, good size kitchen providing a range of matching eye and base level units together with ample work surfaces, a separate utility room plus a ground floor bedroom with ensuite shower room. To the first floor there are then 4 bedrooms all with built-in wardrobes with the master benefitting from an ensuite bathroom with shower plus a private balcony and a family bathroom. The property itself is approached via its own driveway giving an extensive amount of off street parking which in turn leads to a double garage. A particular feature of this lovely home is the delightful rear garden providing a wide paved sun terrace leading onto an excellent expanse of lawn screened by mature hedging and trees. To the rear there is then a secondary garden area again with a good expanse of lawn incorporating a sunken swimming pool and large timber constructed pool house / studio. In total the rear garden extends to 135ft x 41ft (41m x 12m) and benefits from a sunny southern westerly rear



SITUATION

The property is located in the sought after Eastwick Drive approximately 1 mile from Bookham village centre, which offers an excellent range of local shops including two small supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is within easy reach and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach is Great Bookham Common which is National Trust owned providing some delightful walks. There are also excellent schools in the area both in the state and private sector, including the well renowned Howard of Effingham secondary school.

