



**11 Polesden View, Bookham, Surrey,
KT23 4LN**

Guide Price £1,400,000 Freehold

Directions

From our offices in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Proceed along taking the 2nd turning on the left hand side in to Groveside. Follow the road around until it becomes Dowlans Road and then take the next turning on your right hand side into Polesden View and number 11 can be found at the end of the cul de sac

Local Authority

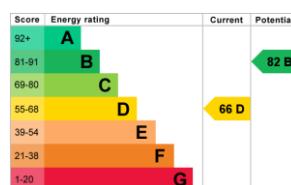
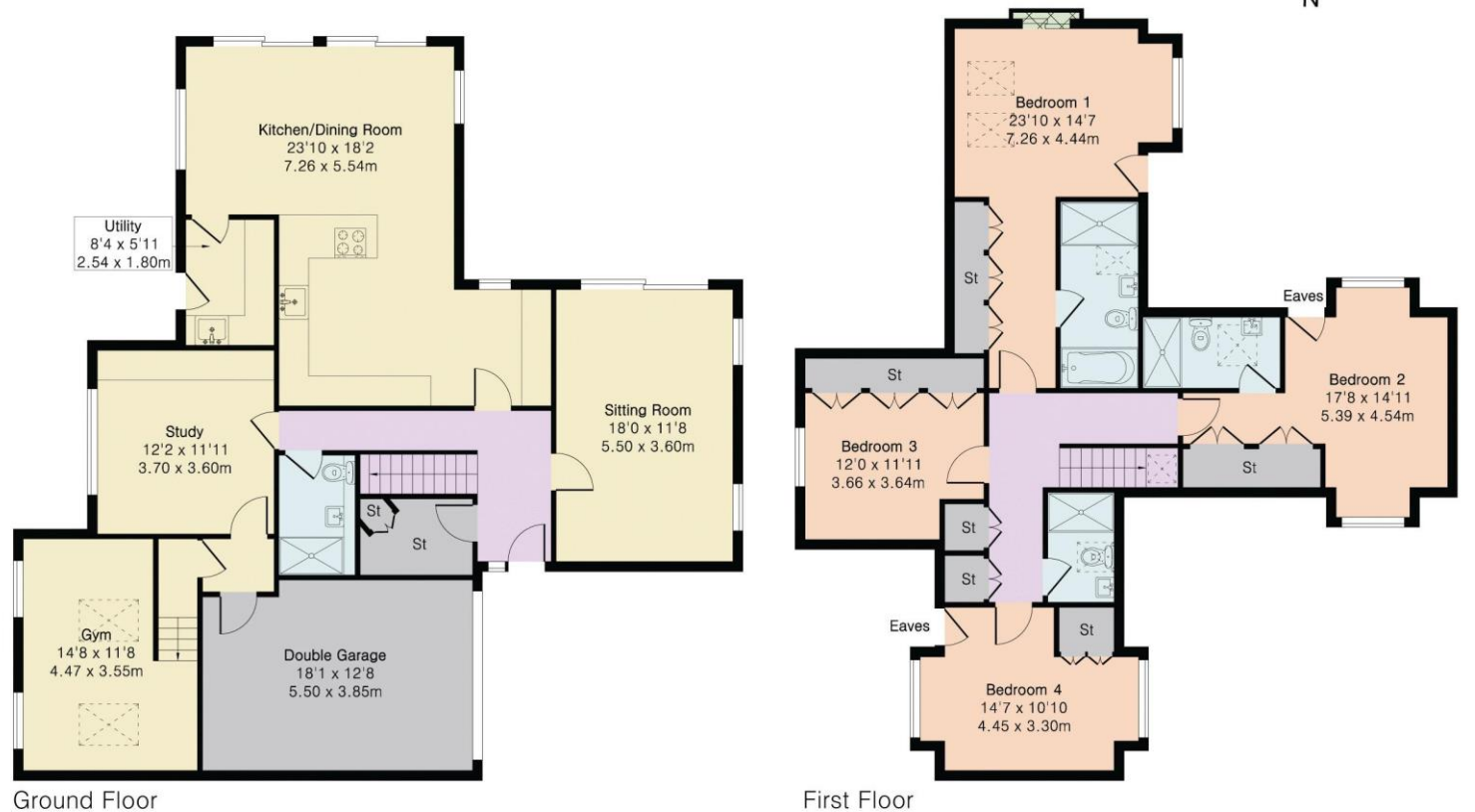
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Approximate Gross Internal Area 2443 sq ft - 227 sq m

Ground Floor Area 1454 sq ft – 135 sq m

First Floor Area 989 sq ft – 92 sq m



Ref: 05.25.4150

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A superbly appointed 4 bedroom detached home offering outstanding views across National Trust countryside situated at the end of a highly sought after cul de sac within easy reach of Bookham Village centre.

THE PROPERTY

Originally constructed in 1984 this unique home has been meticulously modernised and extended offering an extremely high end specification as well as a light, bright and contemporary feel. On the ground floor this consists of full under floor heating, a shower room, dual aspect living room, spacious study with the heart of the home to be found in the open plan/kitchen/dining/ family area the former providing high quality units, Quartz work tops, integrated appliances, and retractable patio doors opening out onto the side deck/garden enjoying uninterrupted views and a sunny southerly aspect, separate utility room and further reception room/gym. To the first floor there are 4 bedrooms, 2 with ensuite facilities plus a family shower room all fitted with high end Villeroy & Boch sanitary ware and all principal bedrooms enjoy far reaching views. The property itself is approached via its own driveway giving a good amount of off street parking leading to an integral double garage. The gardens which surround the property are a joy to behold and include a number of raised deck sun terraces together with an abundance of flower and shrub beds surrounding and mature trees providing excellent seclusion. Other benefits include solar power



SITUATION

The property is located at the end of a popular cul de sac just under ½ a mile from Bookham village centre which offers an excellent range of local shops to include 2 supermarkets, doctors and dentist surgery, a post office, a library, coffee shops and a number of other independent retailers. Also close by is the well renowned Polesden Lacey House together with Bookham Downs which provides some delightful walks and views. Bookham Station is approximately 1 ½ miles away and offers a commuter service to London Waterloo and Victoria. The M25 can be reached on the outskirts of Leatherhead at junction 9 giving good motorway access to both Heathrow and Gatwick airports.

