



HENSHAWS

**Bryher, Maddox Park, Little Bookham,
Surrey, KT23 3BW**

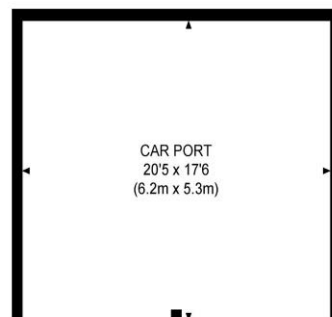
£1,550,000 Freehold

Directions

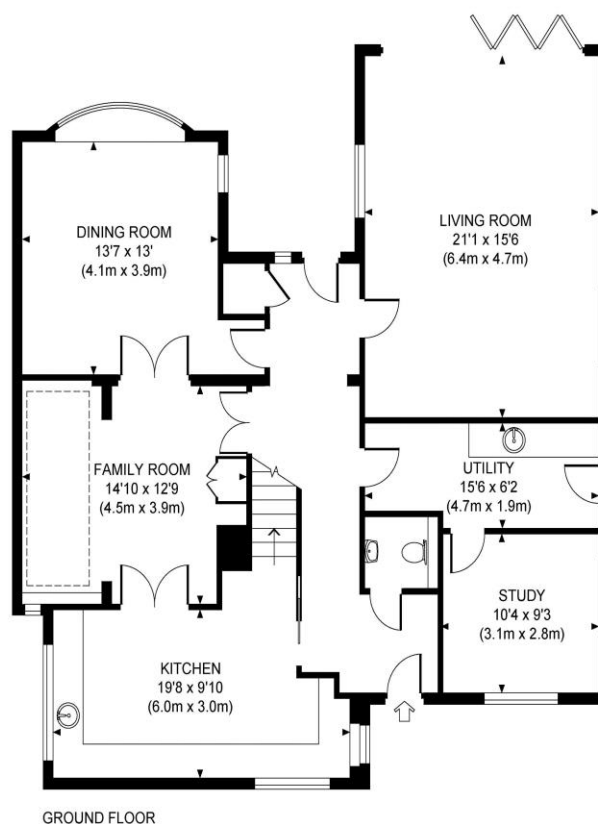
From our office in Great Bookham proceed to the bottom of the High Street going straight over the crossroads. After about ¼ mile (past Bookham train station on your right hand side) bear round to the left and after a few hundred yards turn right into Maddox Lane. Follow the road along which then becomes Maddox Park and Bryher can be found towards the end of the cul de sac on the left hand side.

Local Authority

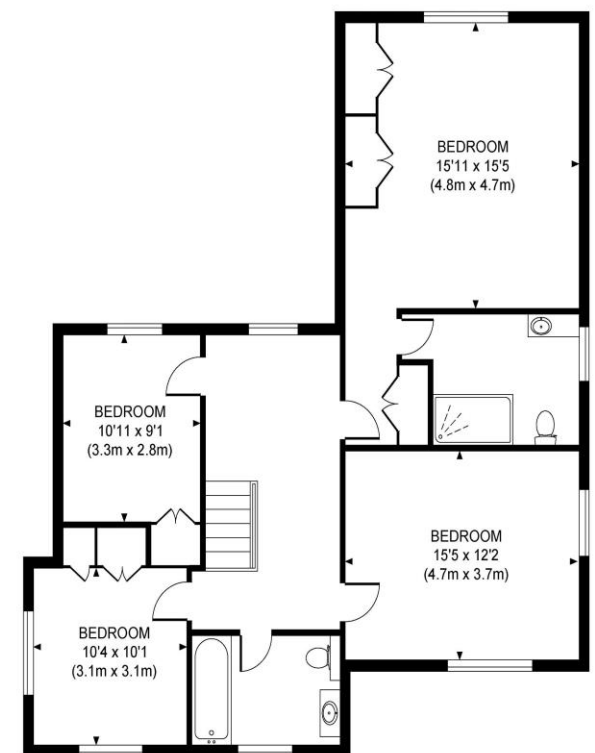
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Approximate Gross Internal Area
2359 sq ft / 219.1 sq m
Approximate Gross Internal Area Outbuildings
354 sq ft / 32.9 sq m
Total Gross Internal Area 2713 sq ft / 252.0 sq m



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

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www.henshaws.net

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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An extremely well appointed 4 bedroom detached residence offering a superb 0.618 acre plot with glorious views over adjoining countryside, situated in the highly regarded Maddox Park private estate.

THE PROPERTY

Originally constructed in the 1960s this desirable residence has over a number of years undergone a comprehensive programme of modernisation enabling the property to now benefit from light, bright and contemporary accommodation. This currently consists on the ground floor of a spacious triple aspect lounge with a central open fireplace and bi-folding doors opening out onto the superb rear garden, dining room, family room and a separate study. The kitchen/breakfast room provides an excellent range of matching eye and base level units together with ample granite work surfaces and a central Aga. In addition, there is also a cloakroom and separate utility room. Then to the first floor there are 4 bedrooms, master with ensuite shower room in addition to the family bathroom. The property itself is approached via a pea shingle driveway giving some off street parking with a further double cart barn/garage located to the right hand side providing further parking. A particular feature of the property is the truly delightful rear garden which offers a wide paved sun terrace leading onto an extensive area of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In addition there is also hardstanding for a hot tub with arbour over. In total the garden extends to 287.4ft x 75.2ft (87.6m x 22.9m) and benefits from a lovely sunny southerly aspect with far reaching views over adjoining countryside.



SITUATION

The property is located in the sought after Maddox Park private estate which is in within easy reach (0.6 miles) of Bookham station and just over 1.5 miles from the village centre which offers an excellent range of amenities to include 2 supermarkets, doctors and dentist surgeries, a post office and a number of other independent retailers. The larger centre of Leatherhead is 4.1 miles away and on the outskirts of Leatherhead is junction 9 of the M25 which provides access to both Heathrow and Gatwick airports. Within easy reach are good schools both in the state and private sectors catering for all age groups. Surrounding the village is miles of open countryside much of which is National Trust owned offering some superb walking and riding amenities.

