



**71 Eastwick Drive, Great Bookham,
Surrey, KT23 3NS**

£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 71 can be found towards the end of the road on your left hand side.

Approximate Gross Internal Area 2008 sq ft - 187 sq m (Excluding Garage)

Ground Floor Area 1158 sq ft – 108 sq m

First Floor Area 850 sq ft – 79 sq m

Garage Area 734 sq ft – 68 sq m



Local Authority

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



Bookham Office
Rayleigh House
32 High Street
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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 very well presented 4 bedroom detached character home offering a generous size south westerly aspect rear garden with excellent potential to further enlarge subject to the usual planning consents.

THE PROPERTY

Originally constructed in 1933 this charming character home provides well-proportioned accommodation to both ground and first floor. The former consists of a ground floor shower room, dual aspect living room, separate dining room, spacious kitchen/breakfast room incorporating an excellent range of matching eye and base level units together with ample work surfaces and a separate utility room. In addition there is also an extremely generous size conservatory enjoying a pleasant aspect overlooking the delightful rear garden. To the first floor there are 4 bedrooms master with ensuite bathroom in addition to the family bathroom. The property itself is approached via a sweeping pea shingle driveway giving an excellent amount off street parking which in turn leads to two garages located either side of the property. Currently the garage on the right has been subdivided into a separate studio fitted with a sauna. A particular feature of this lovely home is the truly delightful rear garden providing a wide paved sun terrace and deck leading onto an excellent expanse of lawn screened to all sides by a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 91ft x 75ft (27.6m x 23m) and benefits from a sunny south westerly aspect.



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 provides 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 excellent schools in the area both in the state and private sector, including the well renowned Howard of Effingham secondary school.

