

The Hollies, Bookham KT23



Modern and well-presented family home.

The property is designed with well-proportioned rooms and flexible accommodation, with indoor and outdoor entertaining in mind.

Once through the front door, the spacious hallway is flanked by a good-sized study on one side and a family room/seventh bedroom on the other. The hallway further leads to a formal living room on the left and straight ahead to the expansive open-plan kitchen/dining/family room with bi-folding doors which open the house up to the large terrace. The hand-made kitchen has a full range of units and a central island. A handy separate utility room, downstairs cloakroom and bathroom and a double garage complete the ground floor.

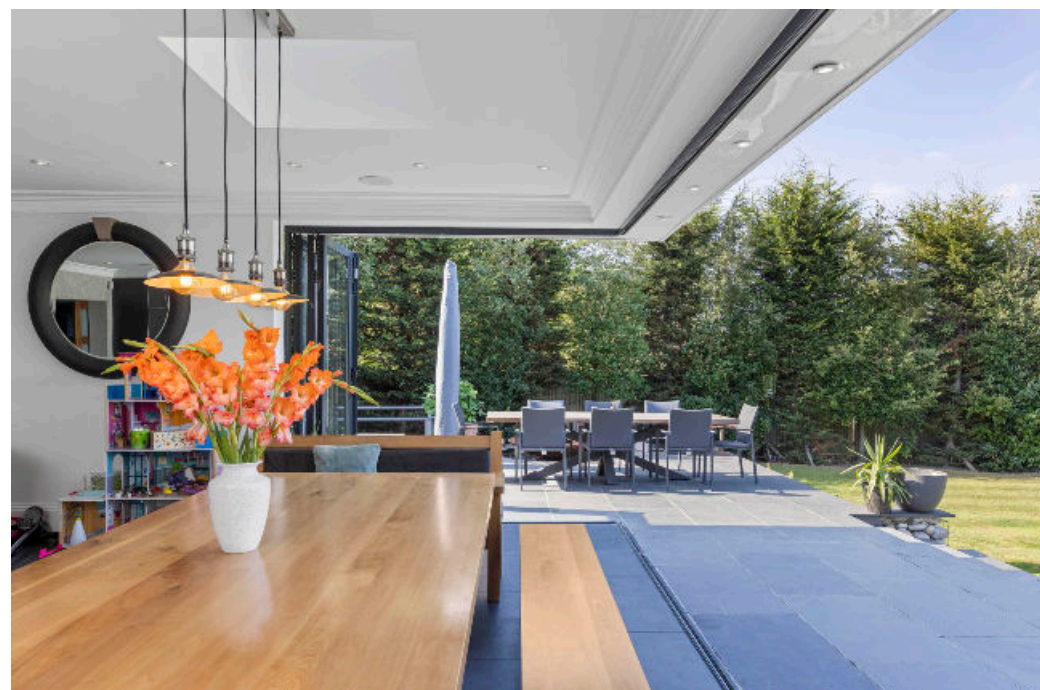


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Tenure: Freehold

Local authority: Elmbridge

Council tax band: G





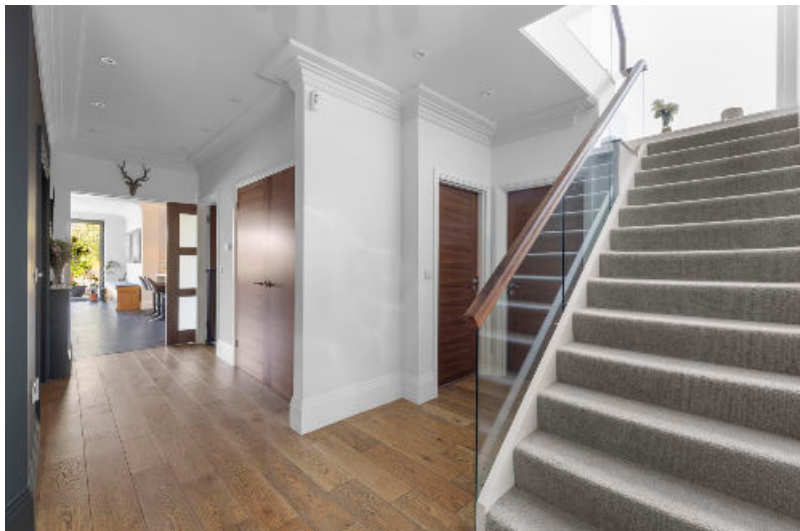
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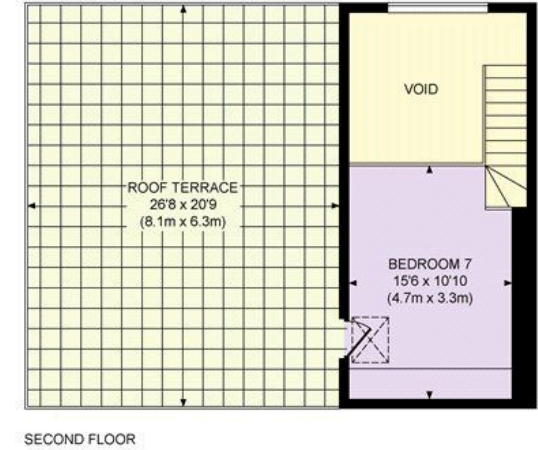
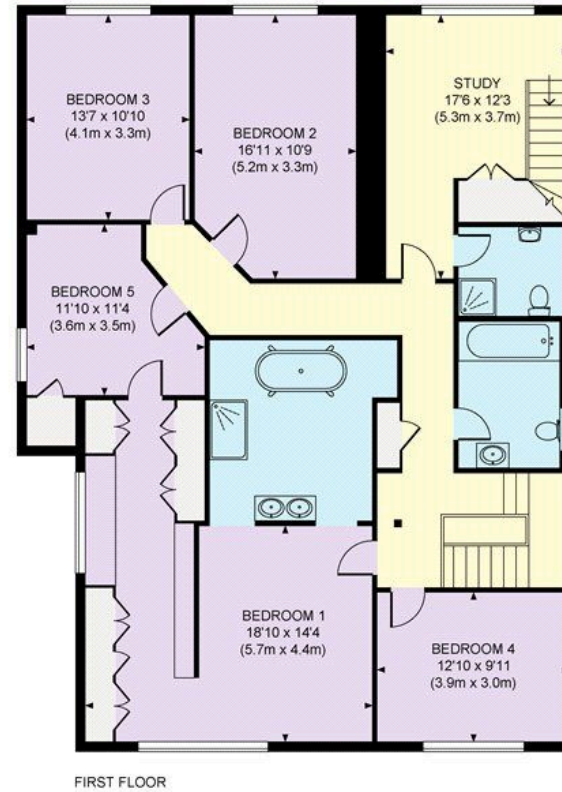
Upstairs is the principal bedroom, with a large dressing area and a contemporary en suite bathroom. There is a connecting door from the dressing room to the fifth bedroom, which could be used as a nursery to the principal. There are three further bedrooms, which share the family bathroom. There is a final guest bedroom, which has its own en-suite shower room, bedroom area, stairs to a mezzanine level and a door out to a large roof terrace.

The house is located in a private and gated development of just five houses. To the front, there is plenty of parking for several cars on the driveway. The property also owns a large lawned area of additional garden within the development. The rear garden has been specifically designed for entertaining with a built-in fire pit; a covered pizza oven area; a further covered outdoor kitchen and dining area and a large summer house, all set around a beautiful, pool water feature. The lawn is a good size and it is enclosed by mature trees and borders, providing privacy.









Approximate Gross Internal Area
4166 sq ft / 387.0 sq m

Knight Frank

Cobham

50 High Street

Cobham

KT11 3EF

knightfrank.co.uk

We would be delighted to tell you more

Tom Knowlden

01932 591610

tom.knowlden@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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