



THE PARK

Great Bookham, KT23



AN IMPRESSIVE SIX BEDROOM DETACHED HOUSE

On a desirable private road in Bookham.



Local Authority: Mole Valley District Council

Council Tax band: H

Tenure: Freehold





DESCRIPTION

This wonderful lateral family home is located in one of the best roads in Bookham, The Park. It is set on a commanding south-westerly plot of 0.59 acre and offers just under 5,000 sq ft of living space over two floors.

Set back from the road, the front garden is mainly laid to lawn and is approached via a long gravel driveway which offers parking for several cars and access to a large garage.

Upon opening the front door, you enter the welcoming reception hall and instantly appreciate the huge lateral space which this superb home offers. To the left, the large open plan kitchen/breakfast room provides the perfect space for family life and entertaining. The kitchen features stone worktops, an island and an abundance of bespoke cabinetry. It also has access to a boot room, store and separate entrance. The bright family room has a high vaulted ceiling and is glass to the rear, including sliding doors which open onto the expansive garden. From the family room there are stairs up to a versatile and spacious playroom above the kitchen.



There are also three additional reception rooms, two double bedrooms (one has an en suite bathroom), a family bathroom, utility and a guest cloakroom on the ground floor.

The large drawing room to the rear has a feature fireplace and two sets of sliding doors onto the garden. The study to the front has a fitted desk and the dining room could also be used as a work from home space.

On the first floor there are four spacious bedrooms including the large principal suite which includes fitted wardrobes, a dressing room and large en suite bathroom. Two more of the double bedrooms also have fitted storage and en suite bathrooms.

The sunny rear garden is surrounded by mature trees and shrubs to ensure privacy, it is mainly laid to lawn and has a swimming pool. There is a large lateral patio which is perfect for entertaining and al fresco dining. The large outbuilding has two reception rooms (currently set up as a studio and gym), a shower room with separate WC and a generous store.

LOCATION

Bookham village has a great range of shops, restaurants, cafés and pubs. There is an excellent range of private and state schools in the area, including St Teresa's, The Raleigh, Cranmore School, Howard of Effingham School and Glenesk School.

Bookham (0.6 miles) and Leatherhead (3.4 miles) mainline stations provide a regular service to London Waterloo. Easy access to the M25 and A3 provides routes to London, the coast, and Gatwick and Heathrow Airports.

Bookham 0.6 miles, Fetcham 1.7 miles, Leatherhead 3.4 miles, Cobham 5.5 miles, Oxshott 6.1 miles, Dorking 8.5 miles, Guildford 13.9 miles, A3 6.5 miles, M25 4 miles, Central London 26.1 miles (all distances approximate).





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
Main House 4079 sq. ft / 378.95 sq. m
Garage 421 sq. ft / 39.10 sq. m
Outbuilding 370 sq. ft / 34.36 sq. m
Total 4870 sq. ft / 452.41 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
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