



Polesden View

Great Bookham

Guide Price £850,000

Property Features

- NO ONWARD CHAIN
- DETACHED FOUR BEDROOM HOME
- OPEN PLAN LIVING AND DINING ROOM
- DRIVEWAY PARKING & DOUBLE GARAGE
- PRETTY FRONT & REAR GARDEN
- KITCHEN/DINER
- QUIET CUL DE SAC LOCATION
- CONSERVATORY OVERLOOKING THE GARDEN
- SHORT WALK TO BOOKHAM VILLAGE AMENITIES & POLESDEN LACEY
- POTENTIAL TO EXTEND STPP



Full Description

NO ONWARD CHAIN A spacious four double-bedroom, detached family home offering driveway parking, a double garage and beautifully maintained front and rear gardens. Cherished by its current owners for many years, this property presents an excellent opportunity for modernisation and the potential to extend STPP. Situated in a quiet cul-de-sac of only seven houses, a short walk to the popular village of Great Bookham and the Polesden Lacey National Trust estate.

Upon entering through a covered porch, you are welcomed into a bright and inviting hallway, complete with a convenient downstairs cloakroom and understairs storage. The impressive front-facing sitting room is filled with natural light from a large bay window and features a gas fireplace, creating a cosy atmosphere with ample room for comfortable seating. The dining area seamlessly connects to the sitting room, providing an ideal space for entertaining friends and family and leads through to the sunny conservatory. This versatile space offers panoramic views of the manicured lawn, with double doors opening directly to the garden.

The traditional kitchen sits at the rear of the property, fitted with classic wooden cabinets, generous countertop space and room for freestanding appliances. There is space for a small table and chairs for informal meals as well as a side door for convenient access to the garden. Completing the ground floor is a study, which could alternatively be used as a playroom or an additional bedroom if desired.

Upstairs, the 17 ft primary bedroom boasts ample built-in storage, dual aspect views out and an en-suite bathroom. The three additional double bedrooms are bright and airy, with lovely views out. The family bathroom features a three-piece suite, including a bath with a wall-mounted shower and sink.

Outside

Set back from the road, the property features a spacious driveway with parking for two cars, leading to an attached double garage with an electric up-and-over door, alongside a neatly maintained lawn. A side gate provides access to the enclosed rear garden, which has been carefully nurtured by the current owner, creating a serene and private retreat. The garden includes a patio area that extends to a generous, level lawn, surrounded by mature hedges and shrubs. Fully enclosed with fencing, it offers a safe and enjoyable space for children and pets.

Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage and electricity. The broadband is a FTTC connection.

Location

The property is nestled away at the end of a small private cul-de-sac of only 7 mixed style properties a short walk from Bookham Village which offers a wide range of local amenities including a supermarket, two Health Centres, several Dental Surgeries, a Post Office, Village Hall, restaurants and public houses. The property is situated equidistant from Bookham and Leatherhead main line stations providing regular rail services into Central London (Waterloo and Victoria). The area is served by a selection of schools catering for all age groups and is within the catchment area for the highly regarded academy secondary school 'The Howard of Effingham'. In addition, there is a selection of churches of various denominations, main bus routes including the 465 route (a 5 minute walk away) providing services to Dorking, Leatherhead and Kingston upon Thames and the more comprehensive town centres of Guildford, Dorking, Epsom and Kingston are all within a 5/15 mile radius. Junction 9 the Leatherhead Intersection of the M25 links both Heathrow and Gatwick Airports and most major routes in the south east. With the rolling Surrey Hills on the doorstep, there is miles of open countryside within easy reach including the beautiful Norbury Park and the National Trust Polesden Lacey is approximately one mile down the road. Other recreational facilities nearby include Effingham Golf Club, Bocketts Farm and Ranmore Common which is great for walking and riding enthusiasts.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

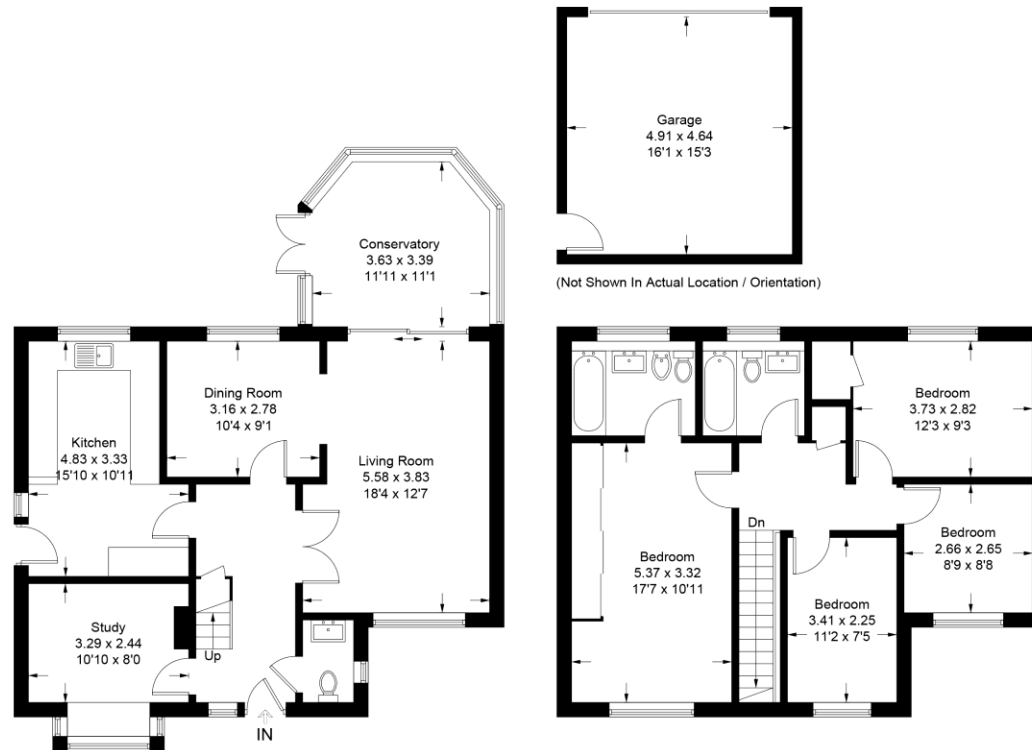
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Polesden View, KT23

Approximate Gross Internal Area = 144.2 sq m / 1552 sq ft
 Garage = 22.8 sq m / 245 sq ft
 Total = 167.0 sq m / 1797 sq ft



Ground Floor

First Floor

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. (ID1183342)

COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

Cummins House, 62 South Street, Dorking,
 Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

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