



Meadow View
15 Atwood | Bookham | Surrey | KT23 3BQ

STEP INSIDE

Meadow View

Set in the exclusive Maddox Park private estate, Meadow View offers the ideal combination of space, comfort and family living in a peaceful location with stunning field views. Just a walk of about 12-minutes from Bookham station, the village common and about 8 minutes from the local convenience store, this 6-bedroom detached home is designed for families seeking a countryside lifestyle with everyday conveniences close by.

From the moment you step inside, the thoughtful layout and abundance of natural light create an inviting and functional family home. The triple-aspect sitting room is a standout feature with bi-fold doors opening to the garden, a cozy open fireplace, underfloor heating and triple glazing for year-round comfort. The dining room, overlooking the garden, is ideal for family meals and entertaining.

A large family room and a flexible study/bedroom add extra versatility on the ground floor. At the heart of the home is the vaulted kitchen and breakfast room, a chef's dream equipped with granite worktops, an AGA, a double induction hob, double gas hob two steam ovens and a Quooker tap. Underfloor heating and a ceramic tiled floor enhance this space. A utility room and a wet room add practicality to the ground floor accommodation.

Upstairs, the first floor offers four well-appointed bedrooms. The principal suite includes a private balcony with far-reaching views, a dressing room and a luxury ensuite bathroom. The second bedroom also has an ensuite. There is also a luxury family bathroom plus a laundry room for added convenience.

The top floor provides even more flexibility, with two additional bedrooms, a bathroom and a large reception room, currently a playroom, with options for a home office, media room or additional living area. One of the bedrooms is large, has ensuite shower room and enjoys stunning panoramic views over the fields.

Every element of Meadow View is designed for modern living. Solar panels and two Megafluo tanks for energy efficiency and a hotel-style hot water system for 'instant' hot water to all bathrooms.

The current owners had the house re-wired and re-plumbed to latest standards and installed CAT6 cabling to most rooms, so broadband is faster and reliable.











INFORMATION

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The rear garden is a private retreat with a spacious lawn, well-tended flower beds, a slate patio and a quiet side seating area for relaxing or dining outdoors. At the front, the in-and-out driveway, landscaped lawns and flower beds complement the home's grand entrance, while the four-car garage with an inspection pit provides ample storage and parking.

Whether it's hosting friends, working from home or enjoying the countryside, Meadow View delivers a lifestyle that balances luxury with practicality. With its flexible layout and prime location this property is more than just a home—it's the perfect setting for making memories.

ADDITIONAL INFORMATION

Gas & Electricity - Octopus

Mains and Drainage - SES

Phone & Broadband - Talk Talk Cat 6 Cabling throughout

Residents association for the road is £97pa

Fibre to Cabinet - Full Fibre available shortly



Meadow View, 15 Atwood, Little Bookham, KT23 3BQ

Approximate Gross Internal Area
5264 sq ft - 489 sq m

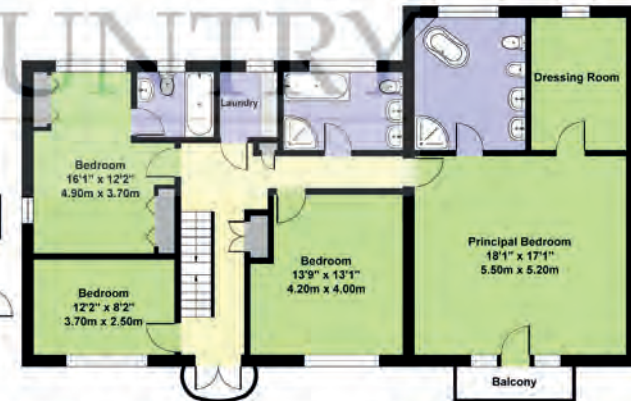


Garage

Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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