3 Willow Walk, Great Bookham, Surrey, KT23 4ER

Price Guide £1,310,000

- SUBSTANTIAL DETACHED FAMILY HOUSE OFFERING A TOTAL OF 2486 SQ. FT.
- TWO EN-SUITES PLUS A FAMILY BATHROOM
- SPACIOUS KITCHEN/BREAKFAST/FAMILY ROOM
- COVERED ENTERTAINING TERRACE AND OUTDOOR DINING
- 0.6 MILES TO BOOKHAM VILLAGE
- SUPERB GARDEN ROOM OVERLOOKING THE REAR GARDENS
- LIVING ROOM WITH INGLENOOK FIREPLACE
- FIVE GENEROUS DOUBLE BEDROOMS
- BEAUTIFULLY LANDSCAPED AND SECLUDED REAR GARDENS
- DRIVEWAY PARKING PLUS GARAGE

Description

Nestled within one of Great Bookham's most exclusive private residential enclaves, this exceptional five-bedroom detached family home offers beautifully presented accommodation, combining timeless elegance with practical modern living. Positioned on a mature, secluded plot in a peaceful cul-de-sac, the property enjoys an enviable balance of privacy while remaining within easy reach of the village centre.

The welcoming reception hall immediately sets the tone for the quality found throughout. The ground floor offers superb versatility with a magnificent dual-aspect sitting room featuring an impressive brick fireplace with a gas fired stove, flowing effortlessly into a bespoke library/family room with extensive fitted shelving. A separate formal dining room provides an ideal setting for entertaining, whilst the contemporary kitchen/breakfast room is fitted with granite worktops, a central island and quality integrated appliances, opening directly into a stunning garden room bathed in natural light and overlooking the beautifully landscaped gardens. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, the generous galleried landing leads to five excellent double bedrooms. The principal suite benefits from fitted wardrobes and a luxurious en-suite shower room, whilst the guest bedroom also enjoys en-suite facilities. Three further spacious double bedrooms are served by an impressive family bathroom incorporating both bath and separate shower.

Outside, the established rear garden provides a peaceful oasis. A large covered terrace offers the perfect space for outdoor dining and entertaining, seamlessly extending the living accommodation into the garden. To the front, the property offers ample driveway parking and a garage.

Situation

Living in Bookham means having some of Surrey's finest countryside quite literally on your doorstep. From leisurely strolls across Bookham Common to longer walks through Norbury Park and the Surrey Hills, the surrounding landscape offers endless opportunities to enjoy the outdoors.

Golf enthusiasts are spoilt for choice with several renowned courses nearby, whilst cyclists, runners and horse riders benefit from miles of scenic trails. The area is equally well served by tennis clubs, fitness centres, sailing at nearby Bough Beech and a wealth of country pubs perfect for relaxing after a day outdoors.

Despite its peaceful setting, Bookham remains exceptionally well connected, with excellent rail services into London and easy access to the A3, M25, Guildford and Heathrow.

Situated within walking distance of Bookham village, residents enjoy an excellent selection of independent shops, cafés and restaurants, whilst commuters benefit from nearby Bookham Station offering services to London Waterloo. The area is renowned for its outstanding choice of state and independent schools together with miles of countryside walks across Bookham Common, Norbury Park and the Surrey Hills Area of Outstanding Natural Beauty.

Tenure	Freehold
EPC	C
Council Tax Band	G

Approximate Gross Internal Area = 216.6 sq m / 2331 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 231.0 sq m / 2486 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 decisions reliant upon them. (ID1314376)

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