Western Tye Church Road, Great Bookham, Surrey, KT23 3JT

Asking Price £1,595,000

- STUNNING 5 BED HOUSE ON 0.4 OF AN ACRE PLOT
- BUILT IN 2013 MEETING LEVEL 3 SUSTANABILITY
- BESPOKE FIREPLACE WITH WOOD BURNER
- MECHANICAL VENTILATION HEAT RECOVERY SYSTEM
- BEAUTIFUL GARDENS
- UNIQUE LOCATION OPPOSITE NATIONAL TRUST LAND
- LIVING ROOM WITH GARDEN VIEWS
- UNDERFLOOR HEATING THROUGHOUT THE HOUSE
- DUAL SOLAR ENERGY SYSTEMS
- AMPLE PARKING

Description

Western Tye is a superb 5 bedroom house in a great location. Positioned on just over 0.4 of an acre, the property offers generous accommodation and living spaces. Approached by an expansive drive, there is parking for numerous cars as well as a double garage with twin electric doors.

The entrance hall opens into a light and airy dining room which has often been host to large dinner parties. To the front of the house off the dining room is a family room with low windowsill to enjoy the views of the Common to the front of the house. To the rear of the dining room is a pair of double doors which lead to the living room with bi folding doors opening out to the rear terrace and gardens. There is also a unique, 'Chesneys' fireplace surround housing a multi-fuel burner. A pair of bi fold doors, which fully fold back lead to the large kitchen/breakfast room which also overlooks the garden. The 'Shaker' style kitchen offers a variety of storage provisions, complemented by granite work surfaces, with a large glass roof lantern that floods this area with light. To the rear of the garage, there is a separate workshop, cloak room and adjacent utility room with excellent storage and a further door to the rear garden.

The first-floor landing is bathed in natural light, offering access to the five bedrooms, two of which have ensuites and the family bathroom. The principal bedroom has a wall of built-in wardrobes and views to the front over Bookham Common, and benefits from a fitted ensuite shower room. There is a guest room with an en-suite bathroom as well as a further three double bedrooms and lovely family bathroom with a separate shower.

The property is traditionally built and has underfloor heating throughout the house as well as a draught free Mechanical Ventilation Heat Recovery {MVHR) system. 11 PV panels generate electricity and help to offset the overall electricity bill for the owners. There are 2 solar thermal panels supplementing the heating of hot water.

The terrace across the rear of the house leads to the garden, which is mainly laid to lawn with mature flower and shrub borders and extends to approx. 125 ft allowing for the possibility of a swimming pool (subject to the usual consents). There is a large heavy duty shed, measuring 14 ft x 8 ft, at the end of the garden and chalet shed, measuring 10 ft x 6 ft, near the house.

Situation

Situated off Church Road and within 10 minutes walk of Bookham High Street. The village offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarket and several delicatessens and coffee shops. There is also a a post office, a library and doctors and dental surgeries.

Bookham station is a 5 minute walk away offering services to London while Leatherhead town centre, with its more extensive range of shops and restaurants, is located 4 miles away.

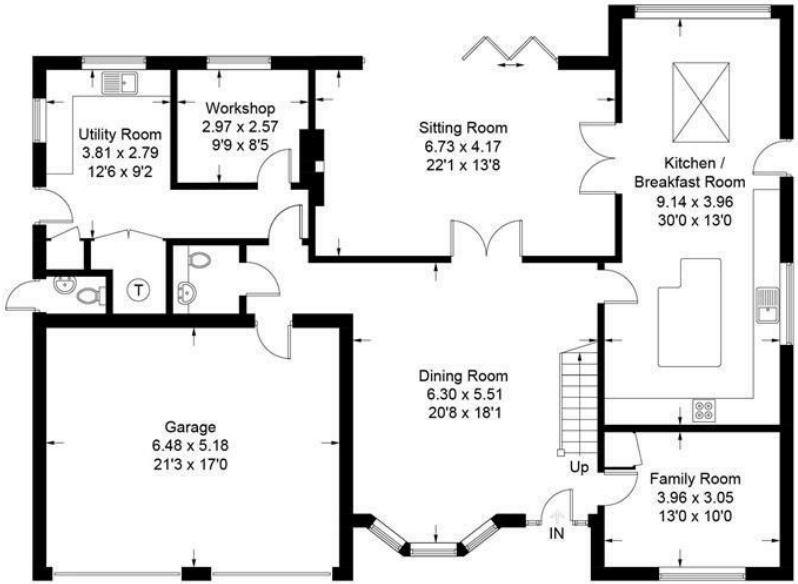
Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

Tenure: Freehold **EPC : C** **Council Tax Band: G**

Approximate Gross Internal Area = 325.6 sq m / 3505 sq ft
(Including Garage)

= Reduced headroom below 1.5m / 5'0



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. (ID431417)

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