



6 Leaside, Great Bookham, Surrey, KT23 3LJ

Offers In Excess Of £995,000



- SOUGHT AFTER CUL-DE-CAC
- DETACHED BUNGALOW
- 2 BATHROOMS
- DELIGHTFUL REAR GARDEN
- EASY ACCESS TO BOOKHAM COMMONS
- 0.22 ACRE PLOT
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- DRIVEWAY & DOUBLE GARAGE
- CONVENIENT FOR BOOKHAM STATION

Description

Nestled in a highly sought-after cul-de-sac this detached four bedroom bungalow is set on a generous 0.22-acre plot just a short walk away from both Bookham Common and Bookham Station. The property further benefits from scope to extend (stpp), a detached double garage and a delightful rear garden.

Inside, you will find two spacious reception rooms that provide a warm and inviting atmosphere, perfect for both relaxation and social gatherings. The dual aspect sitting room features a lovely bay window and doors opening to the garden. The kitchen also overlooks the garden and offers ample storage and a breakfast bar.

The bungalow features four well-proportioned bedrooms, ensuring plenty of space for family or guests. With two bathrooms and a separate cloakroom, adding to the practicality of this lovely home. The fourth bedroom is currently used as a study with BT fibre .

To the front of the property there is driveway parking for several vehicles leading to the detached double garage. To the side are double gates leading to a hard standing. Gated side access leads to the secluded rear garden measuring approx 42' x 114'.

Situation

Leaside is a small close on the edge of Bookham common and is ideal for quiet living as you are within a 10 minute walk of Bookham Common. The area is generally surrounded by open countryside much of which is owned by the National Trust and provides ample opportunities for various country pursuits.

The village of Bookham offers a wide variety of shops including bakers, butchers, fishmongers, greengrocers, two small supermarkets and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

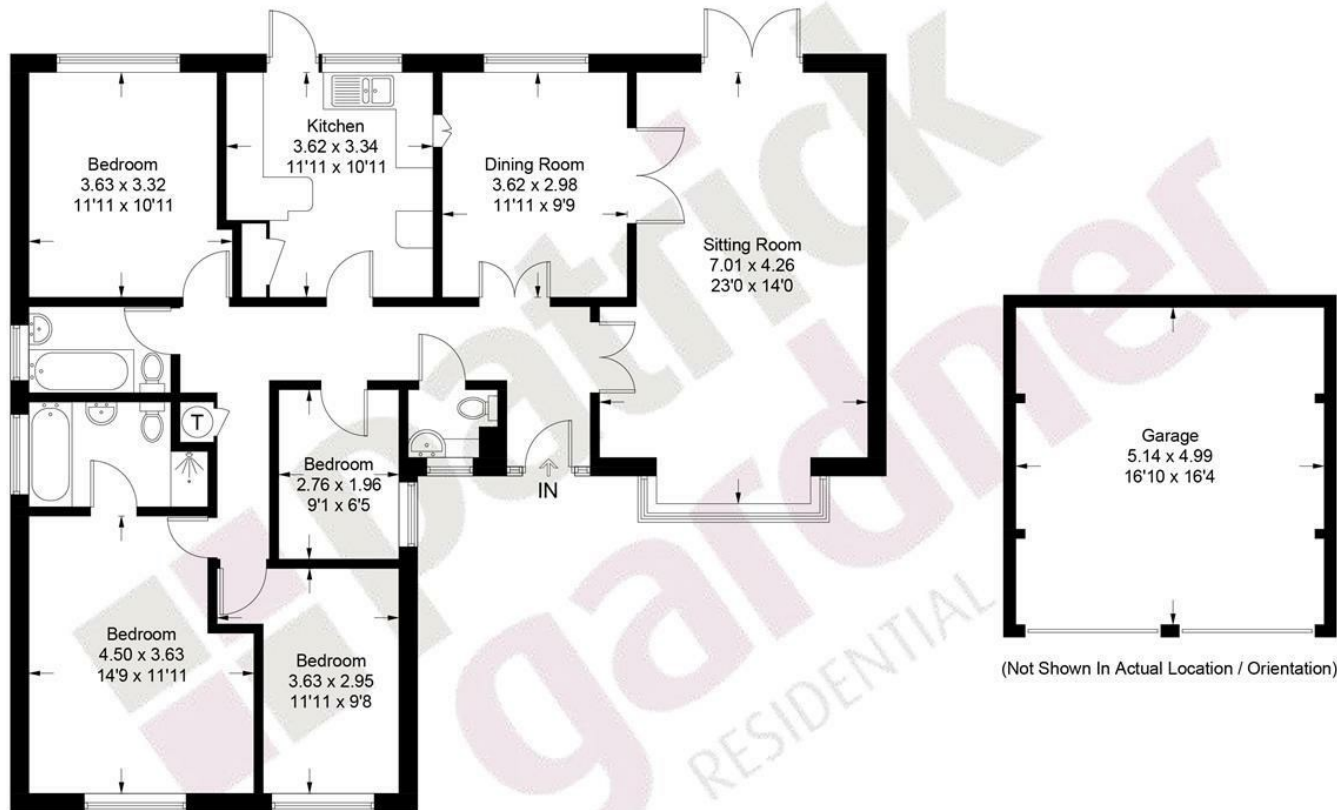
Within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clandon Park, Denbies Wine Estate and Brooklands Museum.

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. Frequent rail services to London, Guildford and Leatherhead are available from Bookham Station.

Tenure	Freehold
EPC	C
Council Tax Band	G



Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft
Garage = 25.7 sq m / 277 sq ft
Total = 145.8 sq m / 1570 sq ft



Ground 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. (ID1310622)
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