



**Bryher, Maddox Park, Little Bookham, Surrey KT23 3BW**

**£1,550,000 Freehold**

- Detached house
- 2,336 sq.ft plus double carport
- Principal Bedroom with ensuite
- Three further bedrooms
- Study
- Cloakroom
- Kitchen and utility room
- Family room
- Dining room
- Sitting room

- Highly regarded private road
- Expansive Views
- Off street parking
- Large secluded garden
- Pergola with hot tub
- 0.62 Acre plot
- Howard of Effingham catchment
- Close to National Trust green spaces
- Short walk to Bookham railway station
- Surrey Hills



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### **Bryher**

Situated in one of Bookham's most prized residential private roads within easy reach of Bookham station and The National Trust owned Bookham Common is this substantial detached residence on a 0.62 acre plot offering 2,336 sq ft of accommodation including 4 bedrooms and 3 receptions. Conveniently for the purchaser the property is being offered with no on-going chain.

As you walk through the front door, you are welcomed into the entrance hall by views down the hall of the beautiful garden. The hallway gives access to all the reception rooms including a family room, dining room and sitting room as well as access to the kitchen to the front of the house. At the rear of the house, the dining room and sitting room have views into the garden. The sitting room has bi-fold doors opening onto the terrace and benefits from an open log fire. The bright and spacious kitchen has double doors into the family room and features a range of units with an Aga as the central feature point. There is a separate utility room with plenty of space for further appliances, including plumbing for a washing machine, leading to a side door with access out to the car port. In addition there is a study to the front of the property.

On the first floor there are four double bedrooms and a family bathroom. The principal bedroom benefits from built in wardrobes and a large en-suite shower room. This room overlooks the garden through a large picture window.

To the front of the property there is a large gated driveway with parking for several cars and a double carport. There is a southwest-facing garden which is well screened with mature hedging and trees. The garden is largely laid to lawn but with various beds and a patio area which includes a pergola covering the hot tub. To both sides of the property there is access which leads to the rear garden.

Private Road Estate Charge - approx £90 per annum  
 Energy Performance Certificate - D  
 Council Tax Band - G





### Situation

Maddox Park is one of the areas most sought after roads characterised by substantial houses on good sized plots. Tucked away on a tranquil private road this property is just a brief walk from Bookham station with direct trains to London Waterloo and Guildford. Close by lies the charming Bookham Common, owned by the National Trust, providing serene landscapes for Sunday strolls and ideal surroundings for dog walking, featuring open grasslands, majestic oak woodlands, and peaceful ponds.

The village itself is a thriving community, boasting a bustling high street with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a post office, library and doctors and dental surgeries.



The A3 and junction 9 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports.

There are a wide range of primary and secondary school options. Eastwick Schools, The 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.

Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Nearby Polesden Lacey, Box Hill, Ranmore Common, and Norbury Park provide excellent opportunities for walking and horseback riding.

Other facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

### Directions

From our Bookham office, drive down the high street crossing the squareabout onto Church Road. Follow Church Road passed Bookham station just after which it becomes Little Bookham Street. Follow the road around and turn right into Maddox Lane. Continue on Maddox Lane until it meets Attwood on the left and becomes Maddox Park. The property is the 4th house on the left and is clearly signposted.

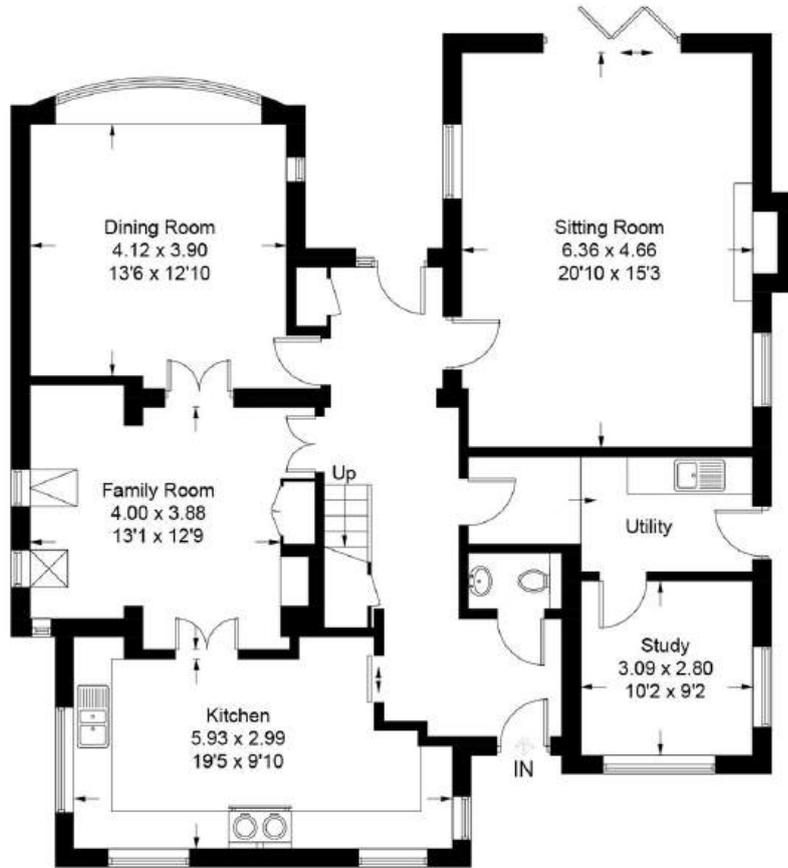
**Viewing strictly by appointment only**



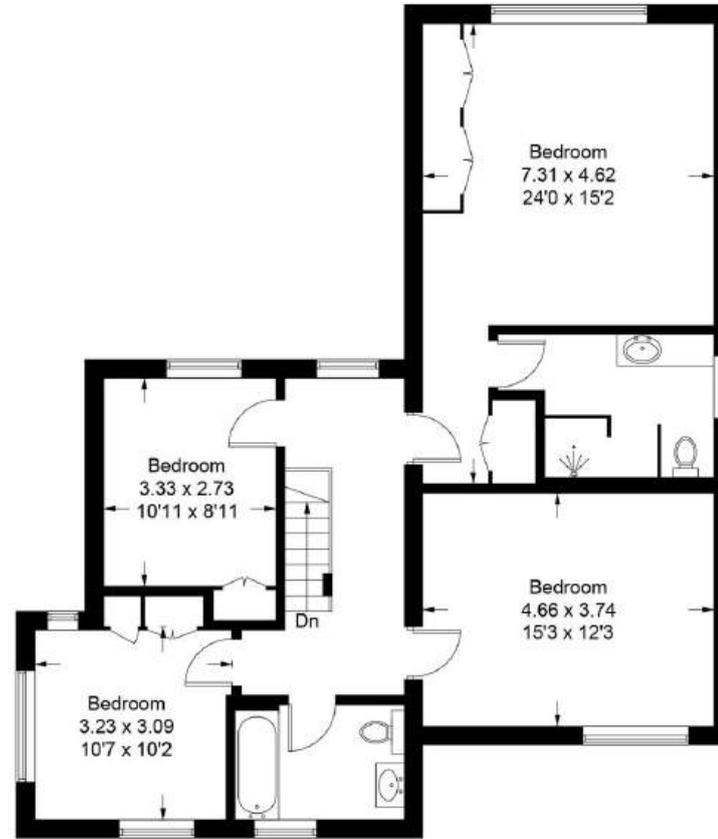




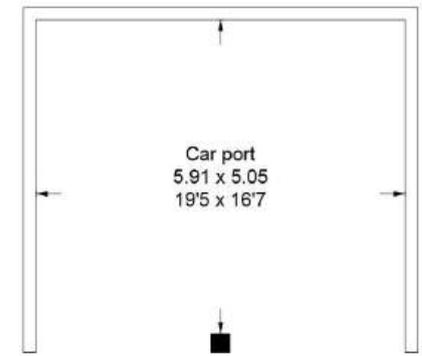
Approximate Gross Internal Area = 217.0 sq m / 2336 sq ft  
(Excluding Car Port)



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1276160)