



 **patrick
gardner**
RESIDENTIAL

67 The Garstons, Great Bookham, Surrey, KT23 3DT

Asking Price £799,950



- NO ONWARD CHAIN
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- DRIVEWAY & GARAGE
- CLOSE TO BOOKHAM STATION
- DETACHED HOUSE
- 2 BATHROOMS
- SECLUDED GARDEN
- NEAR TO BOOKHAM VILLAGE
- CATCHMENT FOR POPULAR SCHOOLS

Description

An opportunity to purchase this four bedroom family home located in an ideal location for village shops, schools and station nearby. The property features a southwest facing garden, offers scope to modernise and extend (subject to the usual consents) and is offered with no onward chain.

As you walk through the front door you are welcomed to a spacious entrance hall with an understairs storage cupboard and a downstairs cloakroom. The living room features a fireplace and two large windows overlooking the front garden. Double doors lead to the dining room which overlooks the secluded rear garden, and leads to the dual aspect kitchen and utility room. The kitchen is fitted with a range of units and also overlooks the rear garden.

On the first floor there are four good sized bedrooms, with the principal bedroom benefiting from an ensuite and fitted wardrobes. Two further bedrooms benefit from built in wardrobes. There is a family bathroom with a bath and free standing shower.

To the front of the property there is driveway parking for several vehicles leading to the garage with an up and over door. Gated side access leads to the mature garden wrapping around the house and is predominantly laid to lawn with well established shrub borders. Mature trees provide seclusion and privacy and in addition there is a large patio off the kitchen space.

Situation

Located within walking distance to the picturesque Bookham Common, residents can easily access beautiful walking trails and natural scenery, perfect for leisurely strolls or family outings.

Bookham Village is within easy reach and offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen.

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. There are also two nearby stations available; Bookham Station is within walking distance (15 minutes).

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School and is convenient for Manor House Girls School, Great Bookham School and Eastwick Schools nearby.

Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 155.6 sq m / 1675 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. (ID1292691)

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