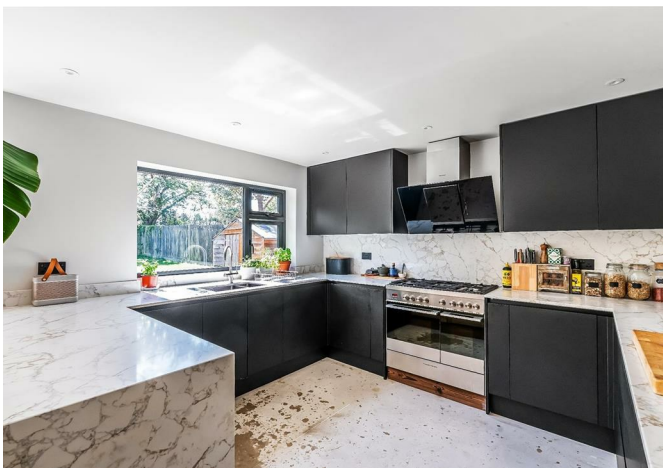




9 Priors Mead, Great Bookham, Surrey, KT23 4DA

Price Guide £1,275,000



- EXTENDED AND MODERNISED DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- SEPARATE UTILITY ROOM
- SECLUDED GARDEN
- 1.5 MILES TO BOOKHAM STATION
- CATCHMENT OF POPULAR LOCAL SCHOOLS
- OPENPLAN KITCHEN/DINER
- OFFICE/PLAYROOM
- DRIVEWAY PARKING PLUS GARAGE
- PRESENTED IN EXCELLENT ORDER

Description

Step into this exceptional five-bedroom detached family home, where space and style combine seamlessly.

A welcoming entrance hallway leads into a fabulous open-plan kitchen and dining room with bi-fold doors leading out to the garden, perfect for relaxed dining and entertaining. Adjacent to this with its own bi-fold doors is the sitting room which benefits from a log burner. A separate utility room and downstairs cloakroom add practicality to family living, while a versatile room off the entrance hall serves as a great office or playroom.

Upstairs, the spacious landing leads to a principal bedroom with its own terrace and en-suite space (plumbing set), a second bedroom with en-suite space (plumbing set), three further double bedrooms, and a contemporary family bathroom, ensuring comfort for the whole family.

Outside, a large driveway leads to a double garage, with side access to the rear garden. Enjoy a fabulous patio area for al fresco dining and a generous lawned area, providing the perfect space for family gatherings and outdoor living.



Situation

This property is situated off a popular residential road just over half a mile away from Bookham High Street. Bookham Village centre provides a diverse range of traditional shops, including two butchers, a family-run fishmonger's, greengrocer's, two supermarkets and a post office. The area also provides four local pubs, a library, doctors and dental surgeries.

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

Within the locality there are a number of excellent local schools both private and state funded. 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.

Tenure

Freehold

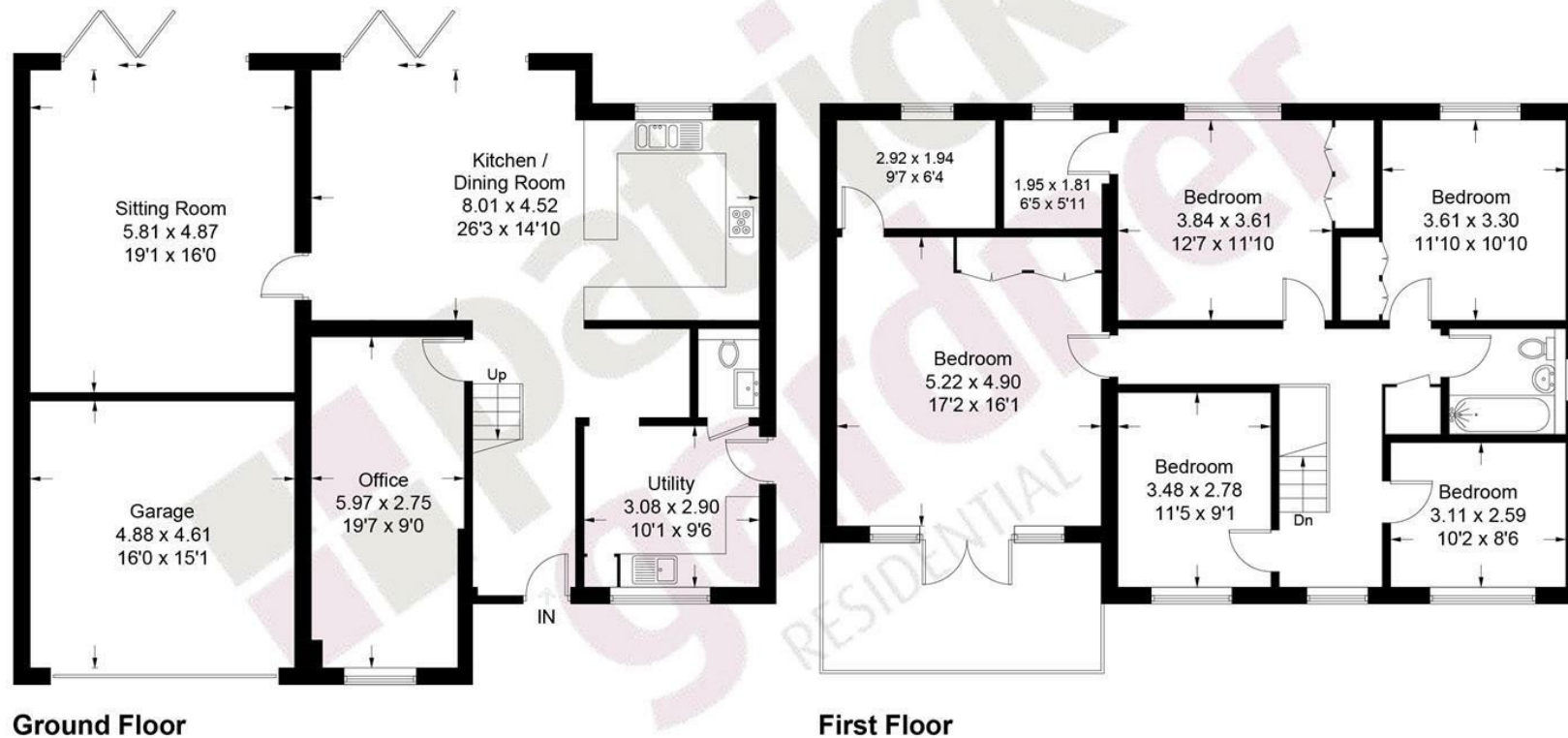
EPC

C

Council Tax Band

G

Approximate Gross Internal Area = 210.9 sq m / 2270 sq ft
Garage = 22.8 sq m / 245 sq ft
Total = 233.7 sq m / 2515 sq ft



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. (ID1285149)
www.bagshawandhardy.com © 2026

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

