20 The Park, Bookham, Surrey
KT23 3LS

Guide Price £1,250,000 Freehold

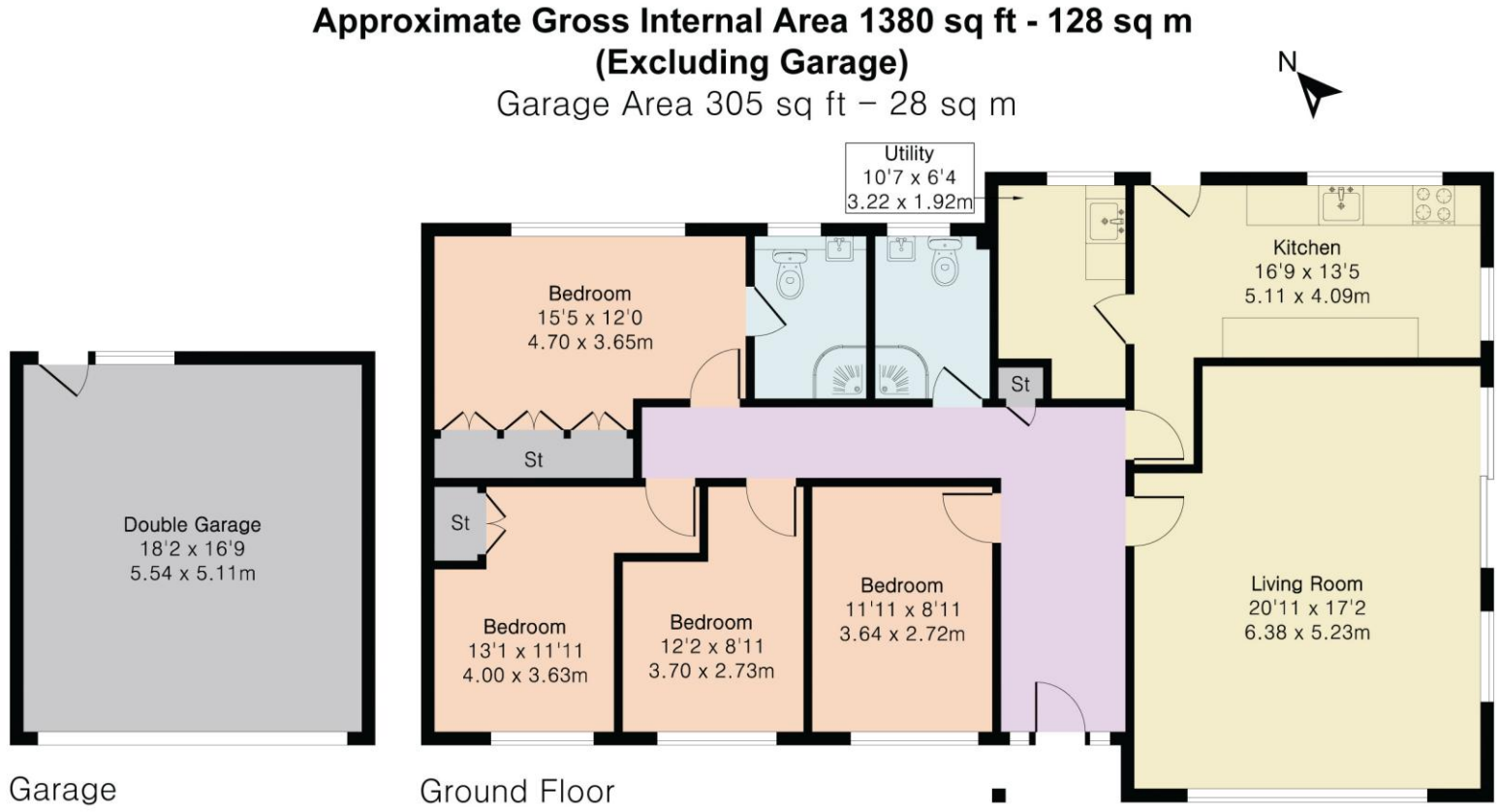
Directions

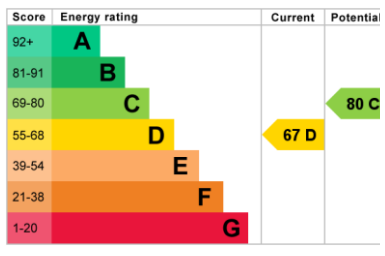
From our office in Great Bookham proceed to the bottom of the High Street continuing straight over the squareabout and after about ¼ mile turn right into The Park and number 20 can be found ¾ of the way down on the right hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: G

Approximate Gross Internal Area 1380 sq ft - 128 sq m
(Excluding Garage)
Garage Area 305 sq ft – 28 sq m





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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A truly unique 4 bedroom detached bungalow offering superb grounds, a substantial private lake combined with being situated in one of Bookham's premier private roads.

THE PROPERTY

Originally constructed in the 1970s this lovely home does in our opinion provide well presented accommodation as well as a light, bright and contemporary feel. The principle accommodation consists of a welcoming entrance hall leading to the generous size lounge/dining room which incorporates a central fireplace and delightful views across well maintained grounds and private lake. The kitchen/breakfast room offers an excellent range of matching eye and base level units together with ample wood block work surfaces and space for a breakfast table. There is also a separate utility room. In addition there are 4 bedrooms, master with en-suite shower room plus a further family shower room. The property itself is approached via a sweeping pea shingle driveway giving an excellent amount of off street parking which in turn leads to a detached garage. The gardens which are a joy to behold surround the bungalow incorporating an excellent area of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees and hedging. In addition there is wide paved sun terrace with the focal point being the lovely private lake providing a natural habitat for a cross-section of wildlife enhancing the feeling of peace and tranquillity. In total the garden extends to 1.3 acres (which includes the lake) and enjoys a lovely sunny aspect.

SITUATION

The property is located in a highly sought after private road being within easy reach of the village centre which offers a good range of shops and amenities to include two supermarkets, doctors and dentist surgery, butchers, a library, a privately owned fishmongers, coffee shops and public houses together with a number of other independent retailers. Bookham train station is approximately ½ mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. Also within easy reach are excellent schools both within the state and private sector.