



Applewood Maddox Lane, Little Bookham, Surrey, KT23 3BS

Asking Price £1,325,000



- DETACHED FAMILY HOME ON PRESTIGIOUS ROAD
- 0.33 ACRE PLOT
- SITTING ROOM, FAMILY ROOM & TWO STUDIES
- KITCHEN & SEPARATE UTILITY ROOM
- SECLUDED REAR GARDEN
- FOUR BEDROOMS WITH EN-SUITE TO PRINCIPAL BEDROOM & FAMILY SHOWER ROOM
- GROUND FLOOR BEDROOM & BATHROOM
- DINING AREA
- SWEEPING DRIVEWAY & GARAGE
- SHORT WALK TO BOOKHAM STATION

## Description

Situated on one of Bookham's most prestigious roads, this detached family home combines generous living space with a flexible layout, set within a wonderful plot featuring mature gardens and a sweeping driveway.

The property opens with a spacious entrance hallway leading to a galleried landing above, where large windows frame views over the landscaped front garden. On the ground floor the principal living room features a fireplace and french doors opening onto the the garden, a dining room, a study that provides an ideal work from home space, and bedroom with separate bathroom plus a further room for flexible use currently used as a pantry.

The kitchen, with separate utility room, offers the perfect hub to the home, fitted with a breakfast bar and plenty of room for a family dining table. Adjacent to the kitchen is a large family room with log burner and doors to the garden.

Upstairs, the galleried landing leads to four well-proportioned bedrooms. The principal bedroom enjoys its own en-suite shower room, and the remaining bedrooms are served by a family bathroom.

Outside, the house is approached via a sweeping driveway with a large front lawn and single garage. To the rear, a secluded garden with mature borders provides a private setting for relaxation or entertaining, with scope for future extension (STPP) if desired.

## Situation

Applewood is situated in a fabulous and peaceful private road whilst being just a brief walk to 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 and 10 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.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

G

**Residents Association Charge**

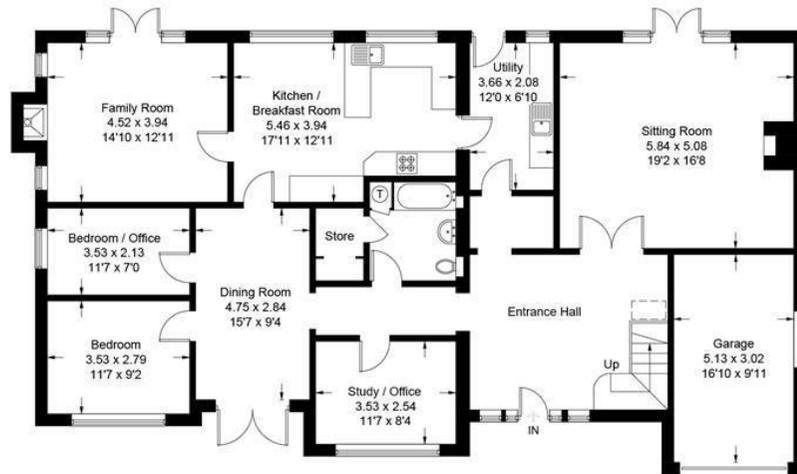
£92 per annum



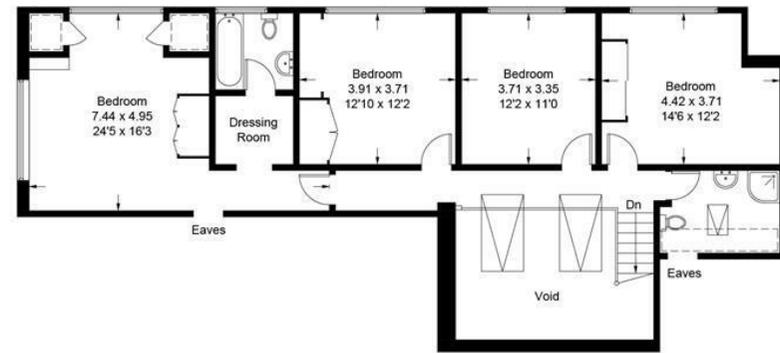
Approximate Gross Internal Area = 257.1 sq m / 2767 sq ft (Excluding Void)  
Garage = 15.4 sq m / 166 sq ft  
Total = 272.5 sq m / 2933 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1238747)

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