

Oaks Lane, Bookham, KT23

Offers Over £800,000

Bedrooms: 4

Bathrooms: 2

Receptions: 2

A stylish four bedroom family home forming part of an exclusive gated development on Oaks Lane, Great Bookham, thoughtfully designed by reputable builder Shanley Homes. The property enjoys an enviable position just a stone's throw from the serene, National Trust owned Bookham Commons and Bookham station, with easy reach of independent retailers and sought-after local schools.

The front door opens onto a welcoming entrance hall, complete with a handy downstairs cloakroom for guests and useful under-stair storage, leading through to a large open plan kitchen, sitting and dining room. The kitchen offers generous worktop space, a good range of floor and wall mounted cupboards and fitted appliances while the adjoining living and dining area provides ample space to relax in front of bi-fold doors opening onto the landscaped rear garden.

Upstairs, the first floor boasts a further spacious reception room for the family, along with the principal bedroom, which benefits from fitted wardrobes and an en-suite shower room. A study/fourth bedroom also features on this floor. A second staircase leads up to two further double bedrooms, served by a well-appointed family bathroom suite.















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Approximate Gross Internal Area = 172.1 sq m / 1853 sq ft

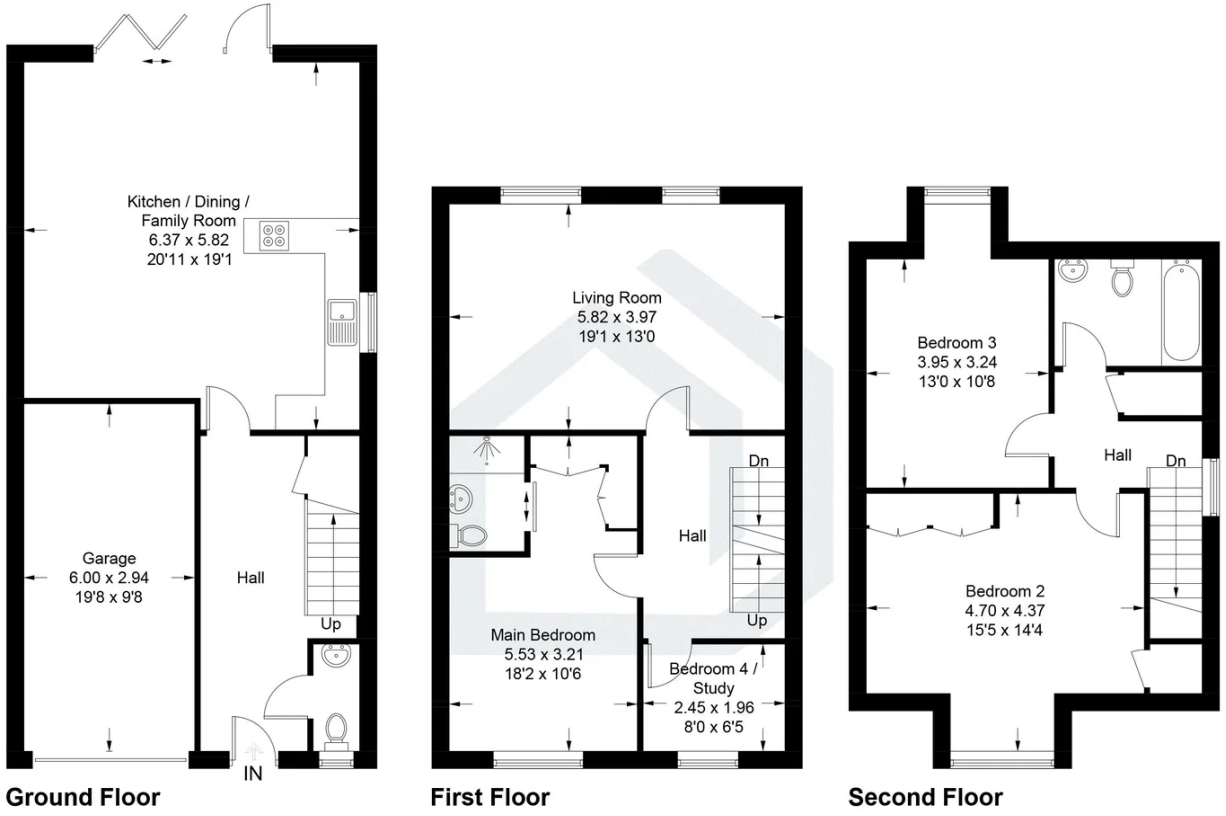

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313092)

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Outside, the front of the property offers driveway parking for two cars leading to a garage, while the rear garden has been thoughtfully landscaped, with a paved patio ideal for al-fresco summer dining and a further decked area to enjoy.

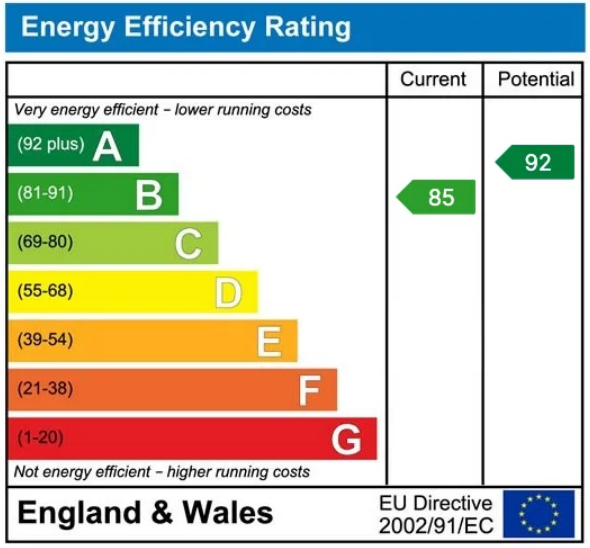
Great Bookham is a highly sought-after Surrey village, known for its blend of period charm and countryside surroundings, bordered by the National Trust's Bookham Commons and within easy reach of the North Downs. The village high street offers a good range of independent shops, cafes, pubs and restaurants, along with two mini supermarkets and further everyday amenities.

For families, the area is well served by good schools, including Great Bookham School, a highly rated primary school rated Outstanding by Ofsted, along with respected secondary options such as Therfield School and independent schools including St John's School Leatherhead, Cranmore, and Downsend School.

For commuters, Bookham railway station offers a direct service to London Waterloo, with a typical journey time of around 55 minutes and trains running roughly every 30 minutes on weekdays. The station also provides links to Guildford via Epsom, and the A3 and M25 are both easily accessible for road travel.







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