



54 Oaks Lane, Great Bookham, Surrey, KT23 3FD

Price £849,950



- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- TWO BATHROOM SUITES
- EN-SUITE TO PRINCIPAL BEDROOM
- BALCONY WITH DELIGHTFUL VIEWS
- EASY REACH OF SCHOOLS & SHOPS
- THREE/FOUR BEDROOMS
- SUPERB KITCHEN/BREAKFAST ROOM
- AMPLE DRIVEWAY PARKING
- CLOSE TO STATION
- NO ON-GOING CHAIN

Description

Conveniently located within a short walk of Bookham Station with services to London and The National Trust Owned Bookham Commons is this superbly presented three/four bedroom home, offering flexible accommodation including a stunning kitchen/breakfast room, ample driveway parking and a balcony with pleasant views over National Trust land.

A welcoming entrance hall with a handy cloakroom for guest leads to a useful work from home office/snug. To the rear a thoughtfully designed kitchen offers an ideal space for entertaining with plenty of worktop for preparation, cupboards and a good range of integrated appliances. There is a sociable island workstation along with space for a breakfast table and a relaxed seating area in front of double doors that open onto the garden.

On the first floor there is a spacious and bright living room with doors opening onto an inviting balcony. The principal bedroom features fitted wardrobes and boasts an en-suite. A rising staircase leads to the second floor with two further double bedrooms which are served by a family bathroom.

Outside the property is approached by a driveway providing parking facilities for a number of cars. To the rear is a pleasant garden laid to lawn with a patio for al-fresco summer dining.



Situation

Nestled at the end of this sought after cul-de-sac, this superb modern property is situated within an hour of the heart of London by train. The property is just a brief walk from 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.

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.

Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Nearby Polesden Lacey, Box Hill, and Ranmore Common provide excellent opportunities for walking, cycling and horseback riding.

Tenure

Freehold

EPC

B

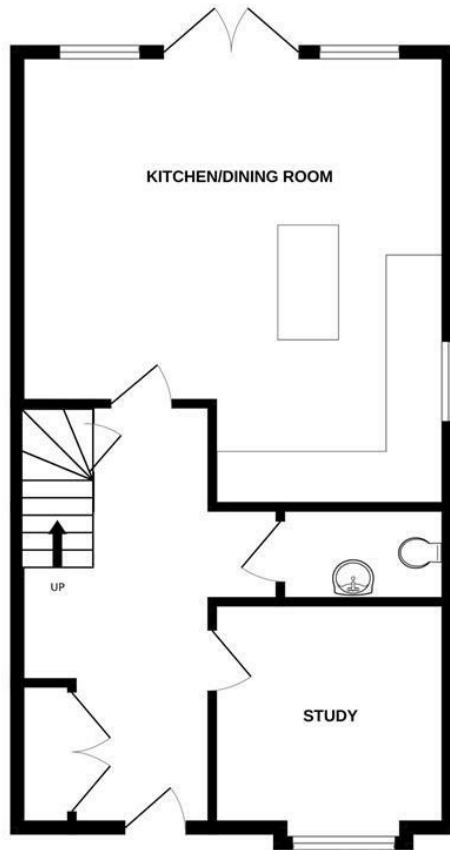
Council Tax Band

F

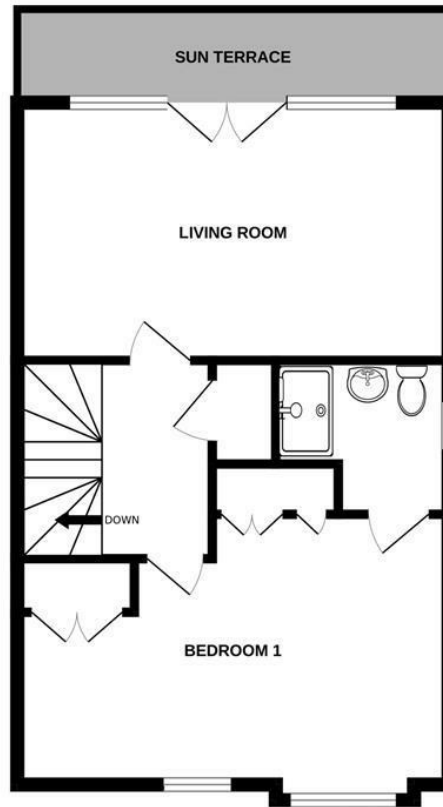
Service Charge

£160 every six months

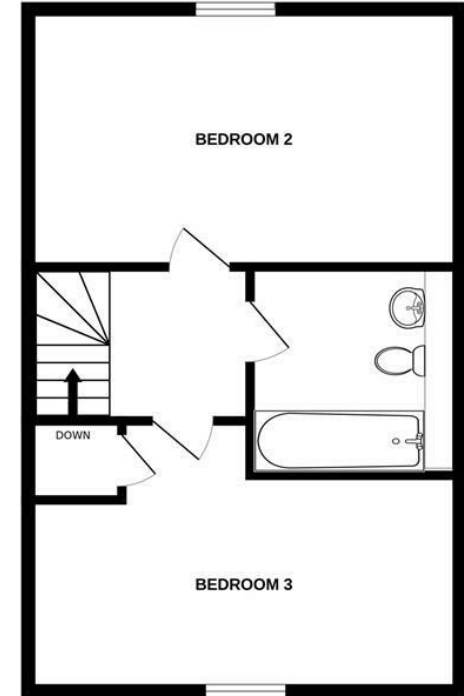
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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