



**patrick
gardner**
RESIDENTIAL

38 The Park, Great Bookham, Surrey, KT23 3LS

Price Guide £1,099,500



- VACANT POSSESSION
- THREE BEDROOMS
- KITCHEN
- 0.36 OF AN ACRE PLOT
- SHORT WALK OF BOTH HIGH STREET AND BOOKHAM COMMON
- 1600 SQ FT OF ACCOMMODATION
- TWO RECEPTION AREAS
- LARGE GARAGE WITH WORKSHOP
- FABULOUS PRIVATE ROAD LOCATION
- BOOKHAM STATION APPROX 10 MINUTE WALK

Description

Set on a substantial plot of in excess of .35 of an acre, in a highly sought after private road, this detached property presents an exceptional opportunity for redevelopment or significant extension, subject to the necessary planning permissions. The existing layout includes three well-proportioned bedrooms, spacious reception rooms, a separate kitchen, a downstairs shower room and upstairs bathroom, and a generously sized garage with an adjoining workshop, all of which provide a strong foundation for transformation.

The house itself would benefit from complete modernisation, making it an ideal prospect for buyers seeking to unlock value through refurbishment or those with a vision to redesign and expand. With its wide frontage, large garden space, and position on a peaceful and highly desirable road, the site is perfectly suited for creative reimagining — whether as a luxurious modern family home or a more ambitious single home redevelopment project.

Rarely does such a plot become available in this location, offering privacy, scale, and potential in equal measure.

Situation

The property is situated in a sought after private road within walking distance of both Bookham station and open countryside and a leisurely 10 minute walk to Bookham High Street. Bookham village centre provides a diverse range of traditional shops including two butchers, a family-run fishmonger's, a greengrocer's, a supermarket and post office. The area also provides four local pubs, a library, doctors and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. 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 & St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley, and St John's School in Leatherhead.

Tenure

Freehold

EPC

F

Council Tax Band

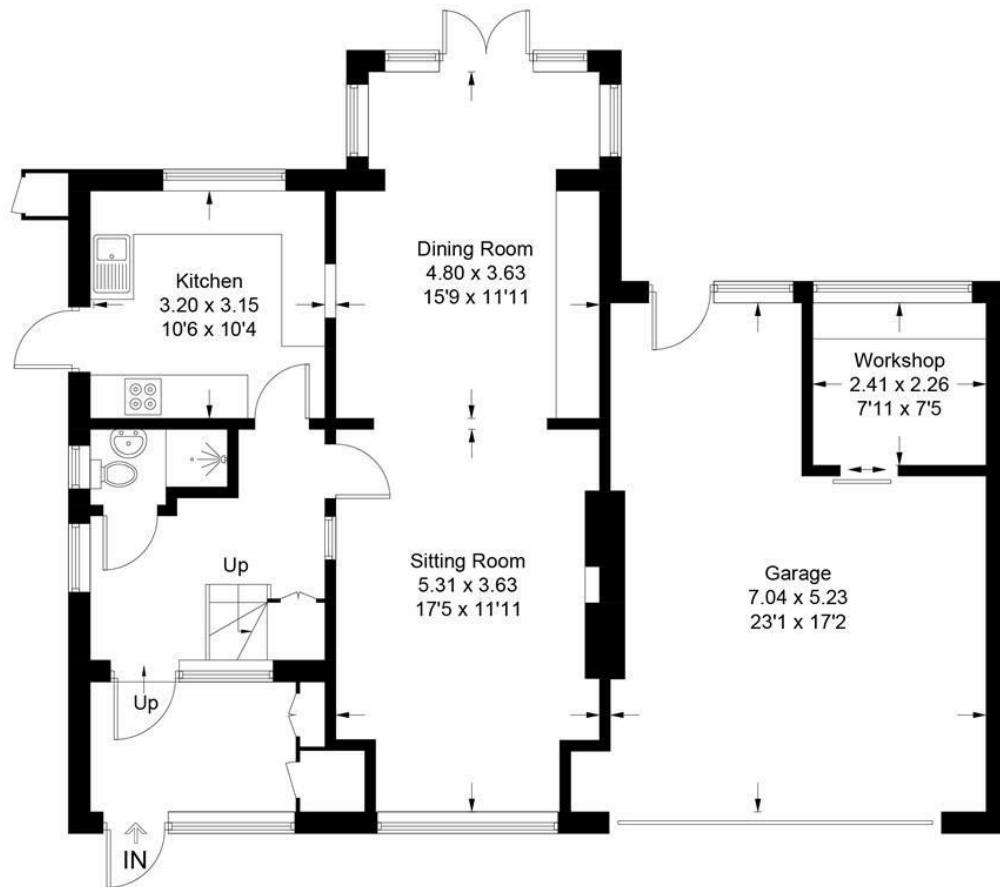
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Private Road Residents Association

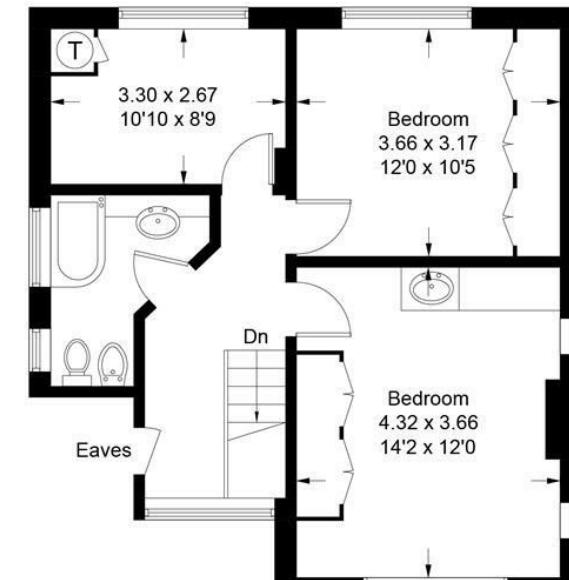
£210 per annum



Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft
 Garage / Workshop = 37.2 sq m / 400 sq ft
 Total = 150.8 sq m / 1623 sq ft



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. (ID1196861)

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