



46 Dorking Road, Great Bookham, Surrey, KT23 4LX

Asking Price £799,950



- APPROX 1790 SQ. FT OF WELL-BALANCED ACCOMMODATION
- LIGHT FILLED ORANGERY OVERLOOKING THE GARDEN
- FAMILY BATHROOM PLUS EN SUITE SHOWER ROOM
- DECKED ENTERTAINING TERRACE
- STUDY
- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- TWO DISTINCT RECEPTION SPACES
- IMPRESSIVE KITCHEN/BREAKFAST ROOM
- GENEROUS DRIVEWAY PROVIDING AMPLE PARKING
- MATURE PRIVATE REAR GARDEN

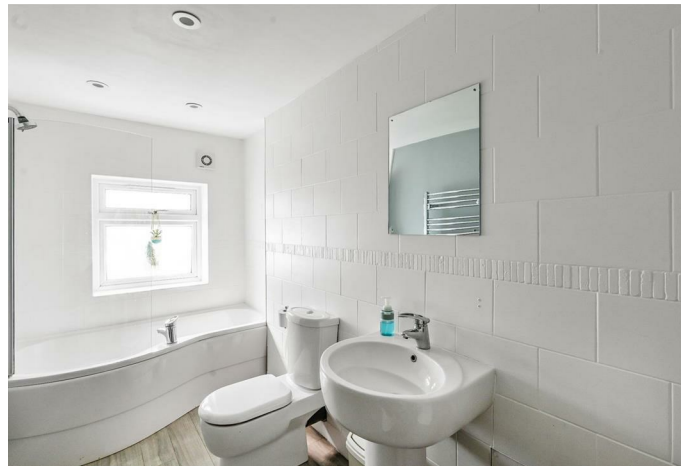
## Description

Tucked away behind a generous frontage and set within a wonderfully established plot, this beautifully extended four-bedroom family home offers an exceptional blend of character, space and modern open-plan living.

At the heart of the house is a stunning kitchen/breakfast room—thoughtfully designed with extensive cabinetry, a central island and ample space for everyday family life. This flows effortlessly through to a striking orangery, flooded with natural light from bi-fold doors and providing the perfect dining and entertaining space with an open fire and views across the garden. A substantial sitting room offers a more relaxed retreat, while a separate study provides valuable work-from-home flexibility.

Upstairs, four well-proportioned bedrooms are arranged around a central landing, served by a contemporary family bathroom, with the principal bedroom enjoying a particularly generous footprint and an en-suite shower room.

Outside, the property truly comes into its own. The rear garden is a standout feature—mature, private and beautifully framed by established trees, creating a peaceful, almost secluded setting. A decked seating area provides an ideal spot for summer entertaining, while the remainder is laid to lawn, perfect for families. To the front, there is ample driveway parking, completing what is a highly practical and versatile home.



## Situation

Situated in the heart of Great Bookham, the property enjoys access to one of Surrey's most sought-after village settings. Bookham offers a vibrant yet relaxed community feel, with a charming high street providing a selection of independent shops, cafés, restaurants and everyday conveniences, alongside larger retailers in nearby Leatherhead.

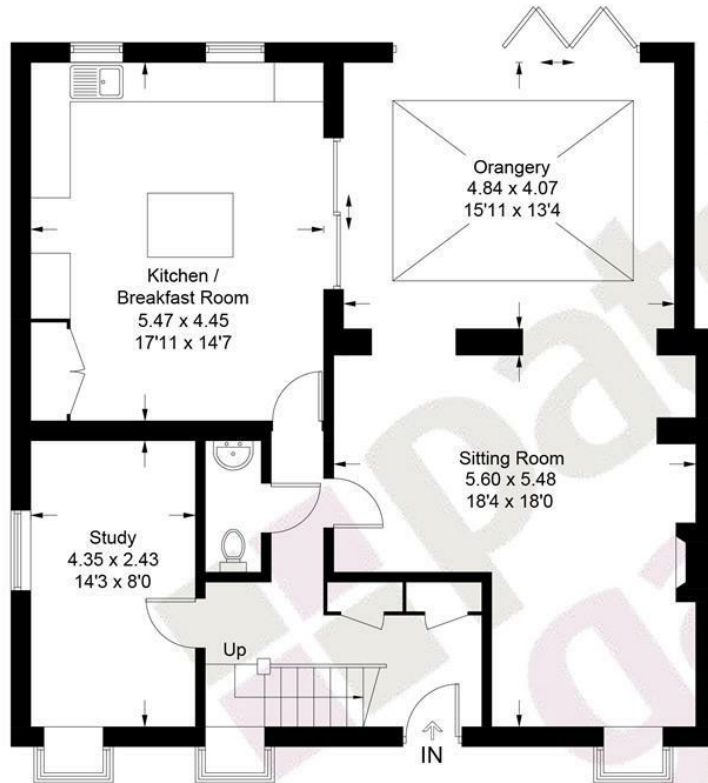
The area is particularly well regarded for its excellent schooling, with a number of highly rated state and independent options nearby including The Howard of Effingham School, The Great Bookham School, Eastwick Schools and Manor House School, making it an ideal choice for families at all stages.

For commuters, Bookham station offers direct services into London Waterloo, while the A3 and M25 are easily accessible, providing swift road links to London, Guildford and beyond.

Surrounded by beautiful Surrey countryside, the property is also perfectly positioned for outdoor living, with Bookham Commons, Norbury Park and Polesden Lacey all close by—offering miles of walking, cycling and open green space right on your doorstep.

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|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | C        |
| <b>Council Tax Band</b> | D        |

Approximate Gross Internal Area = 166.7 sq m / 1794 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. (ID1295895)  
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