

17 The Spinney, Great Bookham, Surrey, KT23 3PZ

Offers In Excess Of £750,000









- DETACHED HOME
- CUL-DE-SAC LOCATION
- KITCHEN/BREAKFAST ROOM
- WEST FACING GARDEN
- POPULAR EASTWICK AREA
- THREE BEDROOMS
- 2 RECEPTION ROOMS
- SCOPE TO EXTEND (PLANNING IN PLACE)
- DRIVEWAY PARKING & GARAGE
- CATCHMENT AREA TO EXCELLENT SCHOOLS

Description

This lovely detached property is situated in a quiet cul-de-sac within walking distance of Eastwick village infant and junior schools as well as being in the catchment for Howard of Effingham school. It's position could not be more perfect for a family with young children and offers scope to extend (planning in place) in the long term. Bookham village is just a 10 minute walk with it's wealth of local shops including butchers, bakers, fishmongers and many coffee shops and delicatessens.

The front door opens on to a welcoming entrance hall with a handy cloakroom for guests. The sitting room offers a relaxed space to entertain opening into the dining room (currently used as a family room) with sliding doors opening out to the garden. The kitchen is neutrally decorated, featuring plenty of cupboard storage and a good range of appliances for the cook. There is also sufficient space for a breakfast table along with a door to the garden.

The first floor landing has access to the roof space and an airing cupboard. The principle bedroom benefits from an en-suite shower room. Two further good size bedrooms, one with fitted wardrobes are served by a family bathroom suite and a separate wc.

Outside the property is approached by driveway for multiple cars leading to an integral garage. Gated side access leads onto a pleasant landscaped west facing rear garden laid to lawn with mature shrubs. The garden also benefits from a decked patio seating area.

Tenure	Freehold
EPC	D
Council Tax Band	F

Situation

The Spinney is just 0.4 miles from Bookham village, retailers which offer a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library and doctors and dental surgeries.

The village itself is a thriving community, boasting a bustling high street and 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. Local Box Hill, Ranmore Common, and Norbury Park provide excellent opportunities for walking and horseback riding. The National Trust owned Polesden Lacey and Bookham Common are within easy reach.

Other facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

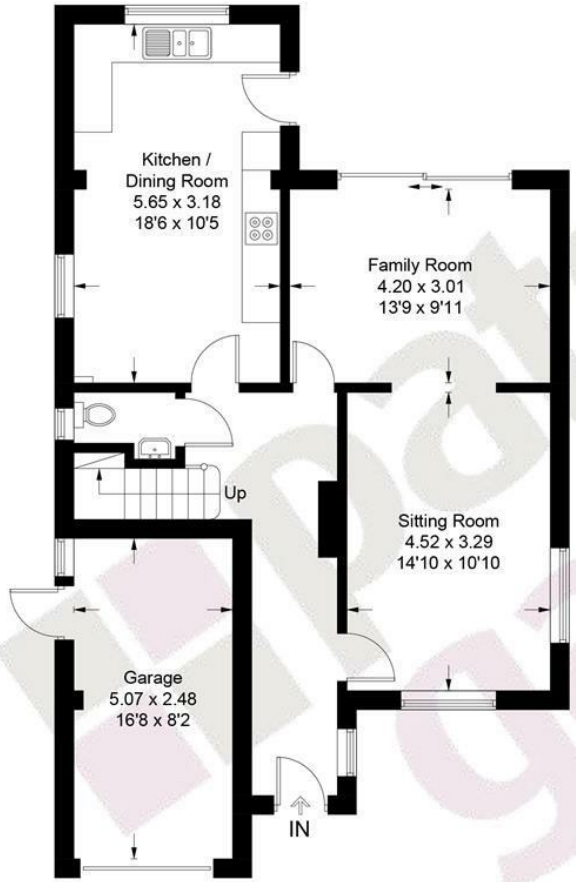
Bookham station is just over a mile away and offers services to London Waterloo, Victoria, London Bridge and Guildford in the opposite direction. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.



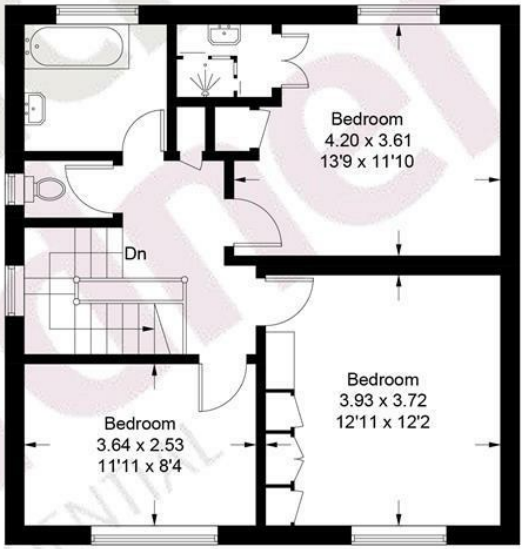




Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 135.0 sq m / 1453 sq ft



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. (ID1339475)

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