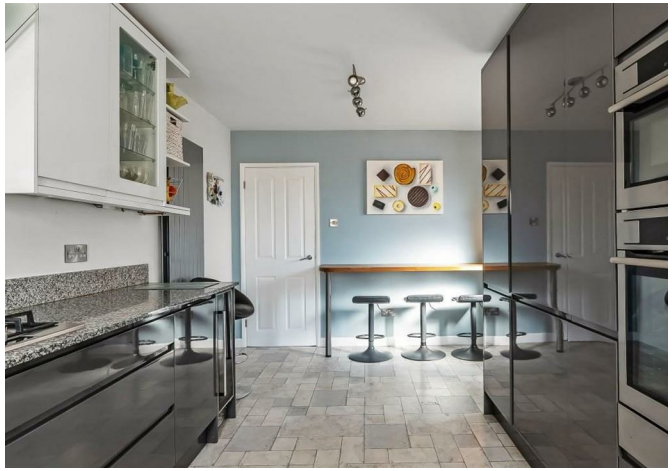



9 Polesden View, Bookham, Surrey, KT23 4LN

Asking Price £875,000









- SUPERB FOUR BEDROOM FAMILY HOME
- WALK TO LOCAL SCHOOLS
- THOUGHTFULLY DESIGNED KITCHEN
- WORK FROM HOME OFFICE/STUDY
- INTEGRAL DOUBLE GARAGE & PARKING
- QUIET CUL-DE-SAC LOCATION
- EASY ACCESS FOR SHOPS & AMENITIES
- SITTING ROOM WITH DINING ROOM OFF
- PRINCIPLE BEDROOM WITH EN-SUITE
- DELIGHTFUL REAR GARDEN

## Description

Situated in a quiet cul-de-sac on the south side of Bookham Village is this well presented four bedroom family house conveniently situated within walking distance of local village schools, a good choice of local retailers and the National Trust owned Polesden Lacey. The property benefits from an en-suite to the principle bedroom and a useful double garage.

A welcoming entrance hall opens with a handy cloakroom for guests opens onto a comfortable sitting room with plenty of room for friends and family with the dining room off. The kitchen/breakfast room offers a thoughtfully designed space with a good range of fitted cupboards, granite worktops and integrated appliances to utilize. A breakfast bar also features with space for stools under. The ground floor accommodation further benefits from a work from home office/study.

On the first floor landing there is cupboard storage and access to the roof space. The principle bedroom features fitted wardrobes and an ensuite. Three further good sized bedrooms are served by a family bathroom.

Outside the property is approached by a driveway providing ample parking for three cars and leads to a double garage with an electric up and over door. To the rear a delightful garden features with a paved patio for summer dining, lawn and a summer house and timber garden store.

## Situation

Situated in a quiet cul-de-sac on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

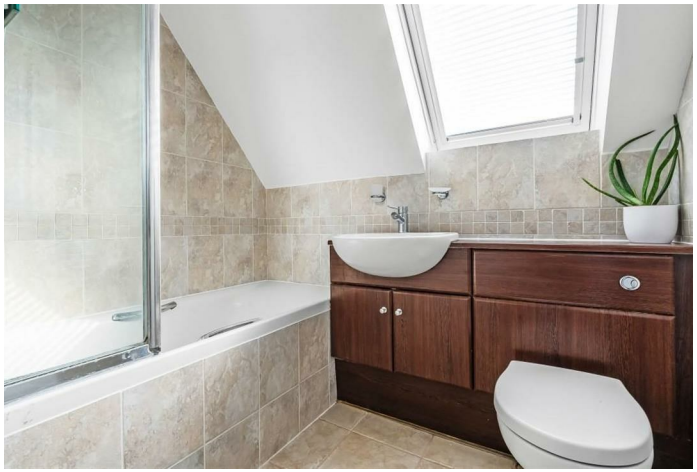
The village offers a wide range of shops and amenities including a baker, butcher, fishmonger greengrocer, a post office, two small supermarkets, delicatessen and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Bookham station provides services to London Waterloo and Guildford in the opposite direction.

| | |
|---|---|
| **Tenure** | Freehold |
| **EPC** | D |
| **Council Tax Band** | G |







Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft
Garage = 26.4 sq m / 284 sq ft
Summer House = 7.2 sq m / 77 sq ft
Total = 189.8 sq m / 2042 sq ft

= Reduced headroom below 1.5m / 5'0




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. (ID1174747)

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