



111 Eastwick Park Avenue, Great Bookham, Surrey, KT23 3NW

Price Guide £1,199,950



- SUBSTANTIAL & INDIVIDUALLY DESIGNED DETACHED HOUSE
- KITCHEN/DINING ROOM WITH LARGE CENTRAL ISLAND
- FOUR EXCELLENT BEDROOMS ARRANGED OVER TWO FLOORS
- UTILITY ROOM & INTEGRAL GARAGE
- TWO SUMMER HOUSES & BBQ AREA
- APPROXIMATELY 2639 SQ FT INCLUDING GARAGE
- THREE FURTHER RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH DRESSING AREAS & EN-SUITE BATHROOM
- REAR GARDEN WITH EXTENSIVE ENTERTAINING TERRACE
- CATCHMENT AREA FOR EXCELLENT LOCAL SCHOOLS

Description

An impressive and substantial detached family home offering exceptionally spacious and versatile accommodation, together with a superb garden and excellent outdoor entertaining space.

The welcoming entrance hall immediately gives a sense of the generous proportions found throughout the property. The ground floor provides three principal reception areas, including a large family room and a separate sitting room, offering plenty of flexibility for both everyday family life and more formal entertaining. There is also a further bedroom on this level, ideal for guests, older children or use as a home office.

Undoubtedly one of the highlights is the impressive kitchen/dining room. Extending across the rear of the house, this superb space has been designed very much as the heart of the home, with an extensive range of fitted cabinetry, generous work surfaces, a large central island with breakfast-bar seating and ample space for a substantial dining table. French doors provide a lovely connection with the garden, while a separate utility room and integral garage add further practicality.

Upstairs, the accommodation is equally impressive, with three particularly generous double bedrooms. The principal bedroom is an excellent size and is complemented by dedicated dressing and wardrobe areas and a striking en-suite bathroom featuring a freestanding bath, twin wash basins and separate shower. A further shower room serves the remaining bedrooms.

Outside, the rear garden is a real feature. A substantial paved terrace provides excellent space for outdoor dining and entertaining and incorporates a covered entertaining area with seating and barbecue space. The remainder is predominantly laid to lawn, while two detached summer houses provide valuable additional space suitable for a gym, office, studio or hobbies. To the front, a broad driveway provides extensive off-street parking and access to the integral garage.

In all, this is a highly individual family home combining excellent proportions, flexible accommodation and outstanding indoor/outdoor entertaining space.

Situation

Eastwick Park Avenue occupies a particularly convenient position within the sought-after Surrey village of Great Bookham, well placed for village amenities, schooling, transport links and open countryside. Eastwick Infant and Junior Schools are particularly close by, while a wider selection of well-regarded state and independent schools can be found throughout the surrounding area.

Great Bookham has a thriving village centre with a good selection of everyday shops, independent retailers, cafés, restaurants and traditional pubs, creating a strong village atmosphere while still providing excellent day-to-day convenience.

For commuters, Bookham railway station is conveniently located on Church Road and provides rail connections towards London and Guildford. Road communications are also excellent, with the A246 providing straightforward access towards Leatherhead and Guildford and onward connections to the M25 and A3.

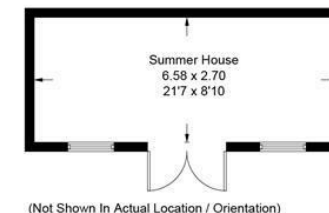
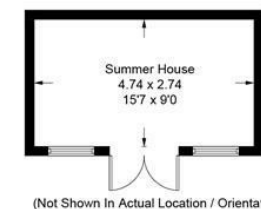
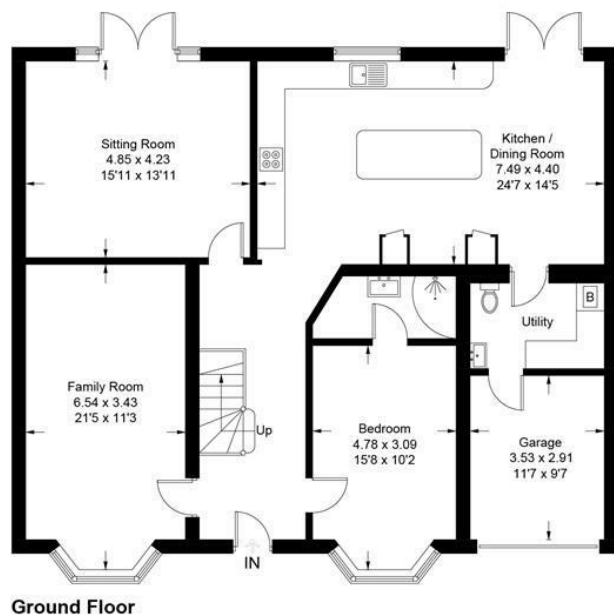
For those who enjoy the outdoors, National Trust-owned Bookham Commons is close at hand, offering extensive woodland, grassland, ponds and walking routes. The combination of village amenities, excellent schooling, convenient rail links and easy access to beautiful Surrey countryside makes this an especially appealing location for family life.

Tenure	Freehold
EPC	C
Council Tax Band	F



 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 245.2 sq m / 2639 sq ft
(Including Garage)
Summer Houses = 30.9 sq m / 333 sq ft
Total = 276.1 sq m / 2972 sq ft



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. (ID1325654)

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