



Phoenix Park Cottage Chapel Lane, Great Bookham, KT23 4QD

Asking Price £1,999,950



- SUBSTANTIAL DETACHED FIVE BEDROOM COUNTRY HOME
- PRIVATE, MATURE GROUNDS WITH Paddock BEYOND - APPROXIMATELY 2.5 ACRES IN TOTAL
- GUEST BEDROOM WITH EN-SUITE AND DOOR TO TERRACE AREA
- GENEROUS KITCHEN/BREAKFAST ROOM
- PEACEFUL SEMI-RURAL SETTING WITHIN EASY REACH OF BOOKHAM VILLAGE
- APPROX 3000 SQ. FT PLUS TWO GARAGES, OUTSIDE OFFICE AND STABLE BLOCK
- VERSATILE ACCOMODATION INCL MULTIPLE RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE
- SWEEPING DRIVEWAY WITH PLENTY OF PARKING
- IDEAL FOR BUYERS SEEKING LIFESTYLE, SPACE AND POTENTIAL EQUESTRIAN USE

Description

Tucked away within a wonderfully private and mature setting, this exceptional country home offers a rare blend of charm, scale and lifestyle. Approached via a sweeping driveway and framed by established trees, the property immediately sets the tone for what lies beyond - a peaceful retreat with beautifully curated grounds extending to approximately 2.5 acres including paddocks and outbuildings.

The house itself is both characterful and generous, extending to over 3,000 sq ft of accommodation, with a layout that effortlessly balances formal and informal living. At its heart lies a superb kitchen/breakfast room, perfectly arranged for modern family life, flowing through to a light-filled conservatory that enjoys uninterrupted views across the gardens. A series of reception spaces - including a sitting room, dining room and study - provide flexibility for both entertaining and day-to-day living.

Upstairs, the bedroom accommodation is equally impressive, with well-proportioned rooms and a principal suite benefitting from dressing space and en suite facilities. The overall feel is one of comfort and calm, with many rooms enjoying elevated views over the surrounding greenery. A door from the hallway opens into a boarded loft room.

Externally, the grounds are a true highlight. Landscaped gardens wrap around the house, centred around a picturesque pond with a decked seating area - an idyllic spot for outdoor dining or quiet reflection. Beyond this, expansive lawns lead to a paddock, offering enormous lifestyle appeal for those seeking space, privacy or equestrian potential. A collection of outbuildings, including stables, tack room and additional storage, further enhance the versatility of the property.



Situation

Phoenix Park Cottage is situated in an idyllic rural setting within easy walking distance of the National Trust owned Polesden Lacey gateway to the Surrey Hills and within easy reach of Norbury Park and Denbies Vineyard whilst Bookham High Street with its wealth of independent retailers is located just 5 minutes drive away.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, The Dawnay, 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 is also well placed to join the M25 allowing easy access to Gatwick & Heathrow. Bookham Station is a short walk away and provides direct rail service to London, Waterloo in approximately 50 minutes and Guildford in the other direction.

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.

Tenure

Freehold

EPC

E

Council Tax Band

G

Heating

Oil fired

Drainage

Private

Approximate Gross Internal Area = 280.6 sq m / 3020 sq ft
 Garage = 22.5 sq m / 242 sq ft
 Outbuildings = 61.9 sq m / 666 sq ft
 Total = 365.0 sq m / 3928 sq ft
 (Excluding Void)



 = Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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. (ID1295883)
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