

Southcroft Burnhams Road, Little Bookham, Surrey, KT23 3BA

Price Guide £1,425,000









- INDIVIDUALLY DESIGNED DETACHED HOME
- IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM
- GUEST BEDROOM WITH EN-SUITE BATHROOM AND DRESSING ROOM
- TWO FURTHER BEDROOMS ONE WITH EN-SUITE
- DRIVEWAY PARKING WITH CARPORT AND GARAGE
- CHALET STYLE BUNGALOW
- TWO FURTHER SEPARATE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND FITTED WARDROBES
- UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- BEAUTIFUL LANDSCAPED GROUNDS

Description

A rare opportunity to purchase this beautifully presented detached chalet bungalow situated in a sought after private road within walking distance of Bookham station, National Trust owned Bookham Common and acres of open Greenbelt countryside. The property features some 3051sq ft of accommodation, underfloor heating and a stunning open plan kitchen/dining room, ideal for entertaining friends and family.

A covered entrance porch and substantial front door opens into a welcoming reception hall, cloakroom and storage cupboards. The kitchen/dining room provides a superb open plan living space with a modern ergonomic kitchen designed by Kitchen Connection Ascot, offering plenty of worktops for preparation, ample cupboard storage and a thoughtful range of integrated appliances for the cook. The kitchen also boasts a peninsular with further cupboard storage and plenty of space for a dining table. It also benefits from a sociable family room off and a handy utility room with plumbing for laundry appliances and a door to an integral garage. The reception space downstairs also benefits from a good sized, dual aspect living room with a feature fireplace and double doors onto the patio and garden.

The guest bedroom on the ground floor enjoys a luxury en-suite bathroom and a superb dressing room off. The first floor master bedroom and bedroom three also boast en-suite shower rooms. Bedroom four is currently used as a study and further benefits from fitted wardrobes.

Outside the property is approached by a rolled resin driveway providing plenty of parking and leads to a solid wood car port and an integral garage. Gated side access opens onto to delightful gardens with a sunny south westerly aspect and an extensive al fresco summer dining patio with steps up to a lawn and landscaped grounds.

Situation

Those who choose to live in this enviable part of Bookham undoubtedly appreciate the tranquil, rural setting as well as convenient access to local transport links and facilities. The attractive village High Street is less than a mile away - just off the A246, which runs between Leatherhead and Guildford.

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.

Excellent local state and private schools are well catered for including The Howard of Effingham School, Manor House School and St. Johns School in Leatherhead.

National Trust owned Bookham Common is a short walk from the property and the area generally abounds in a wealth of glorious, open, unspoilt countryside including the Surrey Hills Area of Outstanding Natural Beauty, Norbury Park, Ranmore Common and Polesden Lacey.

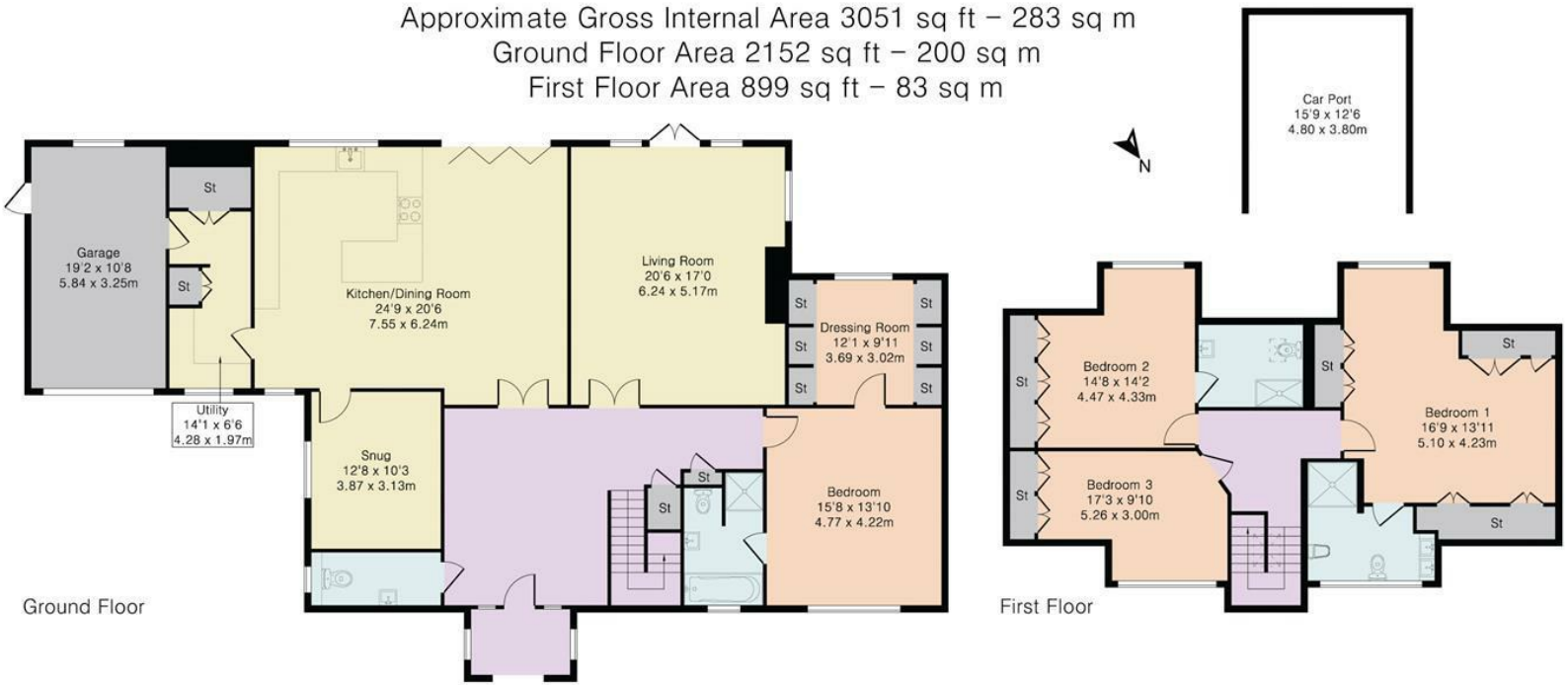
Tenure	Freehold
EPC	B
Council Tax Band	G







Approximate Gross Internal Area 3051 sq ft – 283 sq m
Ground Floor Area 2152 sq ft – 200 sq m
First Floor Area 899 sq ft – 83 sq m



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