



12 Swanns Meadow, Great Bookham, Surrey, KT23 4JX

Price Guide £650,000



- 3 BEDROOM SEMI-DETACHED HOUSE
- 3 RECEPTION ROOMS
- FAMILY BATHROOM & SEPARATE WC
- DRIVEWAY PARKING
- 1.2 MILES TO BOOKHAM STATION
- CUL-DE-SAC LOCATION
- MODERN KITCHEN
- HOME OFFICE
- HALF MILE FROM BOOKHAM VILLAGE
- HOWARD OF EFFINGHAM CATCHMENT

Description

This three bedroom semi-detached family home with a purpose built garden office is beautifully presented and ideally located in a quiet cul-de-sac within walking distance of the village centre and within the catchment area for popular local schools.

As you walk through the front door you are welcomed into a bright and spacious entrance hall with an understairs cupboard and stairs to the first floor. To the front of the property there is a lovely large sitting room with a bay window. To the rear of the property there is a well zoned open plan kitchen/conservatory/dining room. The bright kitchen has a range of units, built in fridge, an oven and five ring gas hob. The kitchen then opens into the expansive conservatory with solid side walls, wrapping around to the dining room area. There are double doors and a single door which open out onto the rear decking area with plenty of space for outdoor dining and socialising. There are then steps that lead down into the rear garden.

On the first floor there is a bright landing with an airing cupboard and an access trap to the boarded loft space with a pull down ladder. There are three bedrooms, the principal bedroom benefiting from good space for wardrobes, and a modern family bathroom and a separate WC.

To the front of the property there are flower bed borders around the parking area and a driveway leading down the side of the house to a shed and side gated access to the garden. The mature rear garden benefits from a fully insulated and double glazed purpose built garden office with lighting, power and broadband that has been used throughout the year. It is complemented by a patio in front laid to tiles and another storage shed to the side. The property also benefits from solar panels.



Situation

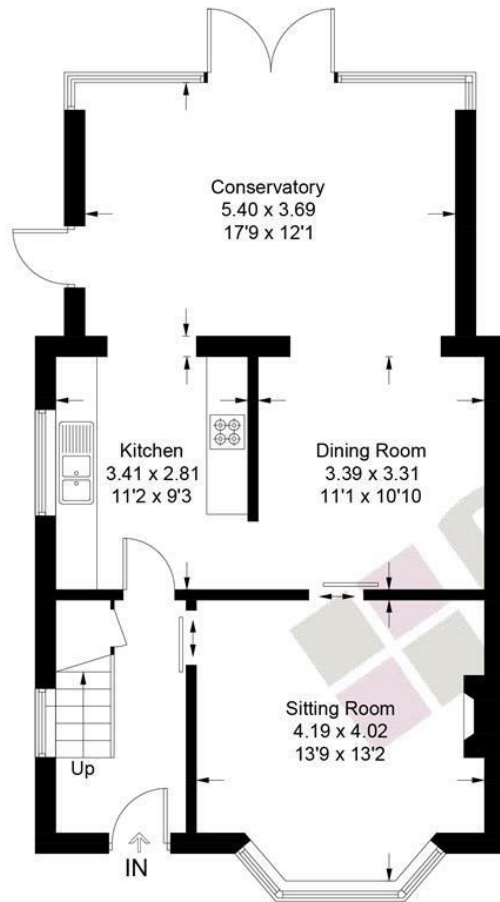
Swanns Meadow is a quiet cul-de-sac located just under half a mile from Bookham village which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are a number of 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.

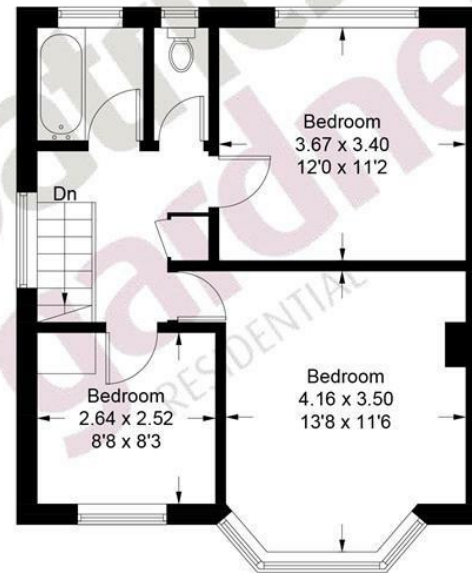
Bookham station is just a 5 minute drive away and there is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

Tenure	Freehold
EPC	D
Council Tax Band	E

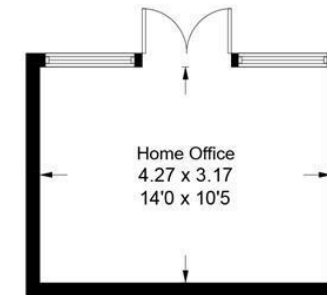
Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft
 Summer House = 13.4 sq m / 144 sq ft
 Total = 125.3 sq m / 1348 sq ft



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. (ID1331745)

www.bagshawandhardy.com © 2026