Heathfield, Meadowside, Bookham, Surrey KT23 3LF

£1,300,000 Freehold

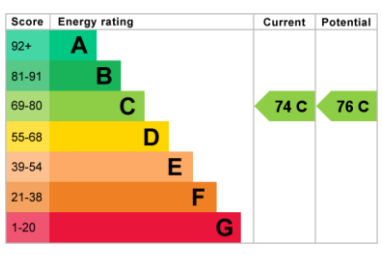
Directions

From our office in Great Bookham proceed to the bottom of the High Street going straight over the squareabout into Church Road taking the 2nd turning on your right hand side into The Park. Continue to the end of the road turning left and then Heathfield can be found on your right hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: G

Approximate Gross Internal Area 3045 sq ft - 283 sq m
(Including Garage)
Ground Floor Area 1681 sq ft – 156 sq m
First Floor Area 1364 sq ft – 127 sq m



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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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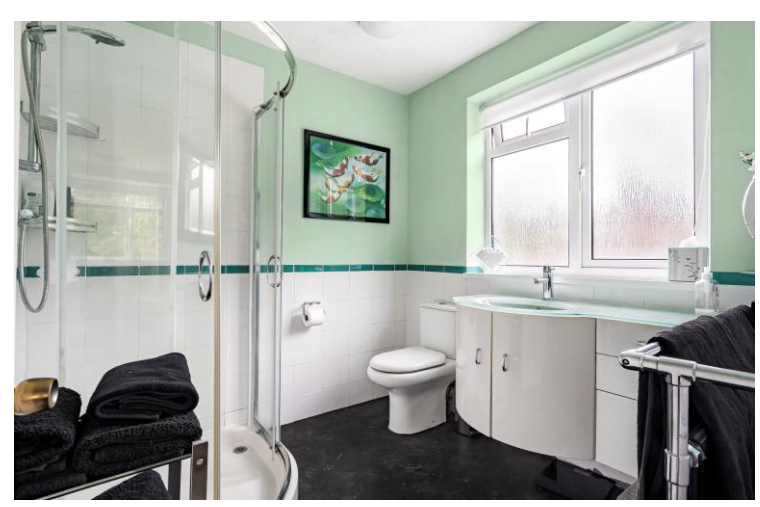
A very well presented 5 bedroom detached house situated on a superb 0.45 acre plot and located in one of Bookham's premier private roads.

THE PROPERTY

Originally constructed in the 1960s this lovely family home does in our opinion provide particularly spacious and flexible accommodation to both ground and first floor. The principal accommodation consists of a dual aspect lounge with a central feature fireplace, separate dining room and tv room with the heart of the home to be found in the open plan kitchen/breakfast room, the former incorporating an excellent range of contemporary eye and base level units together with ample work surfaces and a central island unit. In addition there is also a separate utility room which is of good size. To the first floor there are then 4 bedrooms and a hobby room, master bedroom with ensuite shower room plus a family bathroom and separate wc. Also of note is a large loft room which could provide additional accommodation subject the usual planning consents and a private balcony enjoying delightful views over the rear garden. The property itself is approached via a pea shingle driveway giving an excellent amount of off street parking which in turn leads to an integral double garage and separate workshop to the rear. A particular feature of this lovely home is the extremely well maintained rear garden providing a wide paved sun terrace with a covered pergola area opening out onto an excellent expanse of lawn bordered by an abundance of well stocked flower and shrub beds together with mature trees and hedging giving good seclusion. In total the rear garden extends to 113ft x 88ft (34.5m x 27m)

SITUATION

The property is located in a sought after private road close to Bookham Common and withing easy reach of Bookham train station which provides a commuter service into both London Waterloo and Victoria via Leatherhead. Bookham village is within easy reach offering an excellent range of local amenities to include two supermarkets, doctors and dentist surgery, a library, a post office, butchers, bakers, fishmongers, greengrocers and a number of other independent retailers. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sectors including the well renowned Howard of Effingham secondary school.