



barnard marcus

Blackthorne Road, Great Bookham Leatherhead KT23 4BN

welcome to

Blackthorne Road, Great Bookham Leatherhead

Set behind mature hedging, the property enjoys a wide frontage with ample parking, attractive gardens and a substantial detached garage, currently arranged as a home office.

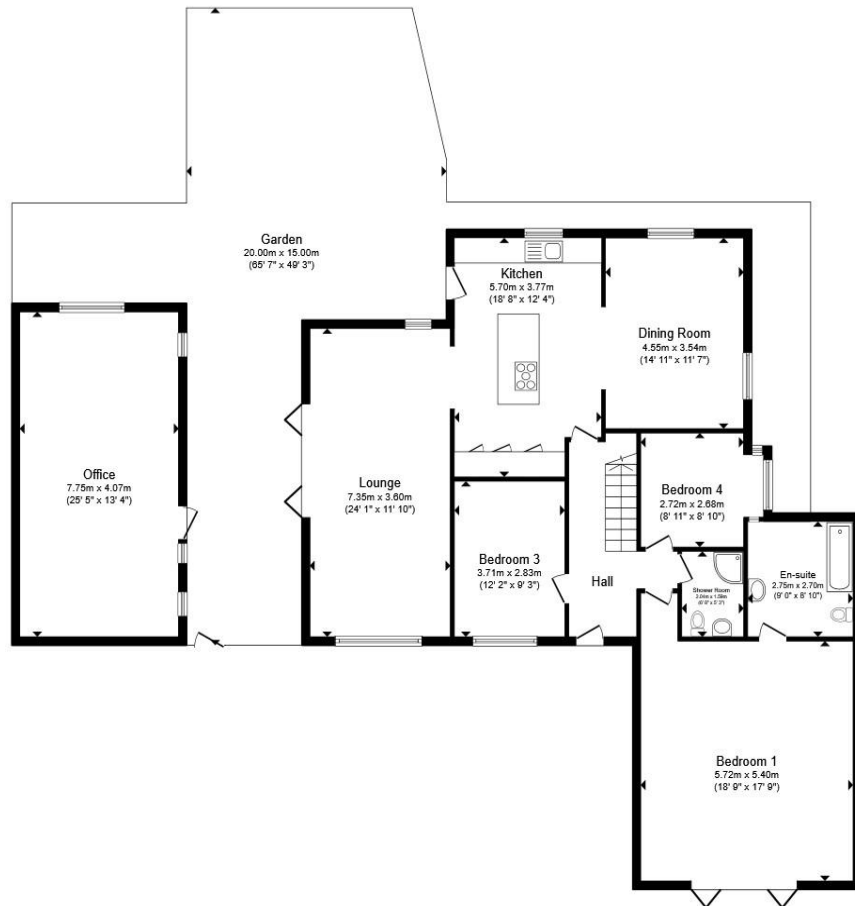
At the heart of the home is a stylish open-plan kitchen featuring contemporary units, integrated appliances and a central island. The kitchen flows seamlessly into a superb 24ft lounge and a separate dining room, creating an ideal space for both everyday living and entertaining, with a long wall of bi-folding doors onto a private patio/garden.

The ground floor offers a luxurious principal bedroom suite with patio doors opening onto the garden and a stunning en-suite bathroom, together with two further bedrooms and a modern shower room. The first floor provides an impressive guest suite with a spacious double bedroom and its own bathroom.

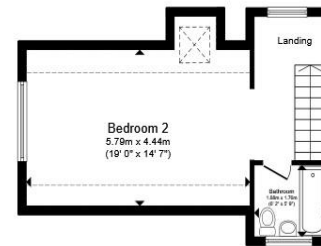
Outside, the property benefits from private, low-maintenance gardens with expansive patio and lawned areas, perfect for relaxing and entertaining.

Located in the heart of picturesque Great Bookham, close to excellent schools, village amenities and transport links, this is a rare opportunity to acquire an exceptional family home in a highly sought-after Surrey location.





Ground Floor



First Floor



Additional Description:

Great Bookham is ideally located not only for great schools and healthcare but ideally located for easy access into Central London either by road or rail.

In addition to being minutes away from the M25 & A3, Bookham is perfectly positioned for swift routes to both Gatwick & Heathrow therefore assisting business life yet with all the homelife advantages of village life.

Total floor area 201.7 m² (2,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Blackthorne Road, Great Bookham Leatherhead

- Four bedroom detached family Chalet style home located in Great Bookham Village.
- Large Lounge overlooking patio and gardens
- Luxury modern fitted and integrated kitchen with Island and adjoining Lounge and Dining rooms.
- Master suite with bi-folding doors opening to decking with spacious luxury en-suite bathroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£1,100,000



Please note the marker reflects the
postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
DRK101991 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)