



Kerkyra House 28a Childs Hall Road, Bookham, Surrey, KT23 3QG

Price Guide £995,000





- DETACHED 4 BEDROOM FAMILY HOME
- SUPERB KITCHEN/BREAKFAST ROOM
- 2 LUXURY BATHROOMS (1 ENSUITE)
- GOOD REAR GARDEN
- 0.7 MILES TO BOOKHAM HIGH STREET
- HOWARD OF EFFINGHAM CATCHMENT AREA
- 3 RECEPTION ROOMS
- DOUBLE GARAGE & DRIVEWAY PARKING
- 0.6 MILES TO BOOKHAM STATION
- NO ONWARD CHAIN

## Description

This 4 bedroom detached home is presented in excellent order and offers good family accommodation. The property is situated in a favoured location accessible for Bookham Station and within the catchment areas of the popular schools including the Howard of Effingham. The accommodation comprises a superb kitchen/breakfast room, 3 separate reception rooms, 2 luxury bathrooms, a utility room, a double garage and plenty of driveway parking. NO ONWARD CHAIN.

As you walk in the front door there is a spacious entrance hall with a downstairs cloakroom and an understairs storage cupboard. Off the hall is the large well fitted kitchen/breakfast room which has a range of fitted appliances and ample space for breakfast table. A door from the kitchen area leads to a separate fitted utility room. Also off the entrance hall is a large double aspect living room, a dining room and a very well proportioned family room which could be used as well as an occasional bedroom.

On the first floor the master bedroom benefits from fitted wardrobes and an ensuite bathroom. There are a further three good sized bedrooms and a luxury family bathroom.

Outside, to the front of the property there is driveway with parking for a number of vehicles which leads to the double garage with electrically operated up and over door and return personal door to the family room. Side access leads to the rear garden which features an area of decking and patio adjoining the rear of the house whilst the remainder of the garden is laid to lawn with shrub borders.



## Situation

The property is situated within easy reach of Bookham Village which offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen. Within the locality there are a wide range of excellent dining venues.

Providing easy access to the beautiful Surrey Hills and a wide selection of recreational facilities such as Norbury Park, Bocketts Farm, Ranmore, Polesden Lacey and Bookham Common, which are ideal for country pursuits.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. There are also two nearby stations available; Bookham Station is within walking distance (1 mile away) and Effingham Junction is just over 2 miles away.

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School, a short walk from Manor House Girls School and within easy reach of St John's in Leatherhead.

**Tenure**

Freehold

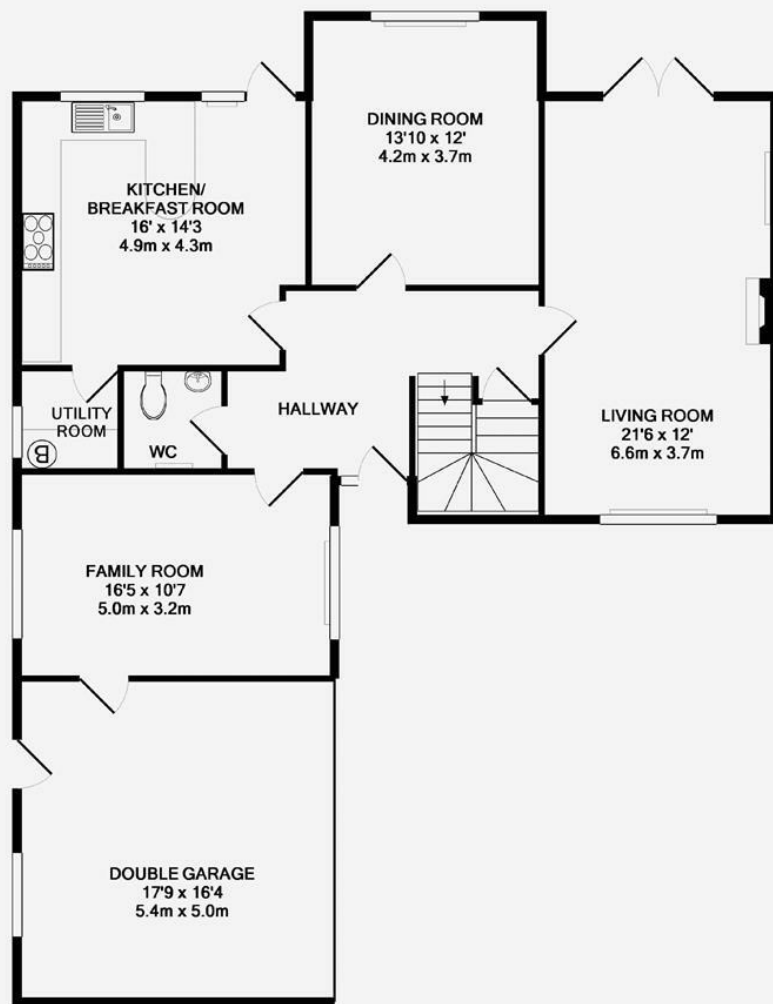
**EPC**

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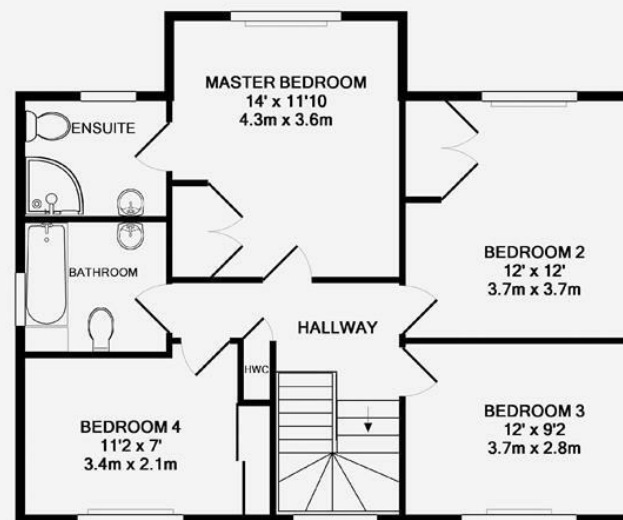
**Council Tax Band**

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GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 2109 SQ.FT. (195.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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43 High Street, Bookham, Surrey, KT23 4AD  
**Tel:** 01372 452207 **Email:** [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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