42 The Lorne, Great Bookham, Surrey, KT23 4JZ

Price Guide £925,000

- SUBSTANTIAL EXTENDED DETACHED FAMILY HOME
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- LARGE REAR GARDEN APPROX 75'DEEP X 80' WIDE
- HOWARD OF EFFINGHAM CATCHMENT AREA
- BEDROOM WITH DRESSING ROOM & EN-SUITE
- LIVING ROOM WITH BI-FOLDING DOORS TO GARDEN
- TWO FURTHER RECEPTION ROOMS
- DRIVEWAY PARKING & DOUBLE LENGTH GARAGE
- EASY WALKING DISTANCE OF BOOKHAM VILLAGE

Description

Originally constructed in the 1950s, this substantial detached family home has been thoughtfully extended and reconfigured over the years to provide an impressive 1,971 sq ft (183 sq m) of versatile accommodation, excluding the garage.

The property is entered via a welcoming entrance hall with a downstairs cloakroom. To the front is a particularly useful study, which offers excellent flexibility and could equally be used as a playroom or additional family room. The kitchen is fitted with a comprehensive range of units, with an adjoining utility room providing useful additional storage and workspace. A separate dining/family room offers further everyday living and entertaining space. Undoubtedly one of the highlights of the ground floor is the superb living room. Generously proportioned and enjoying an attractive outlook over the rear garden, this impressive reception room features bi-folding doors which open directly onto the terrace and garden, creating a wonderful connection between the house and outside space.

The spacious accommodation continues on the first floor where there are four well-proportioned bedrooms. The principal bedroom leads through to a generous dressing room and en-suite shower room. A second bedroom also benefits from its own en-suite shower room, while the remaining two bedrooms are served by the family bathroom.

Outside, the property is approached via its own driveway providing off-street parking and access to an attached tandem-length garage. Gated side access leads to the impressive rear garden, where a wide paved sun terrace provides an ideal setting for outdoor dining and entertaining before opening onto a substantial expanse of lawn. The garden enjoys a highly desirable southerly aspect and is screened by mature trees and hedging, creating an attractive and established setting with a good degree of privacy.

Further benefits include solar panels which feed electricity back into the National Grid.

Situation

The property is situated in The Lorne, a popular residential road in Great Bookham, conveniently positioned for the village and its excellent range of local amenities. Great Bookham offers a good selection of independent shops, cafés and everyday services, whilst the surrounding area provides an attractive balance of village life and excellent accessibility.

For commuters, Bookham railway station is approximately 1.3km away and provides rail connections towards London. The A246 gives convenient road access towards Leatherhead, Guildford and the surrounding Surrey towns, with the M25 also readily accessible via Leatherhead.

Families are particularly well catered for, with Great Bookham School situated a short walk away and is currently in the catchment area for Howard of Effingham secondary school.

For those who enjoy the outdoors, the village is surrounded by attractive Surrey countryside, with National Trust-owned Bookham Commons providing extensive woodland, open grassland, ponds and walking routes.

Tenure	Freehold
EPC	C
Council Tax Band	F

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 169.8 sq m / 1828 sq ft
Garage = 24.9 sq m / 268 sq ft
Total = 194.7 sq m / 2096 sq ft

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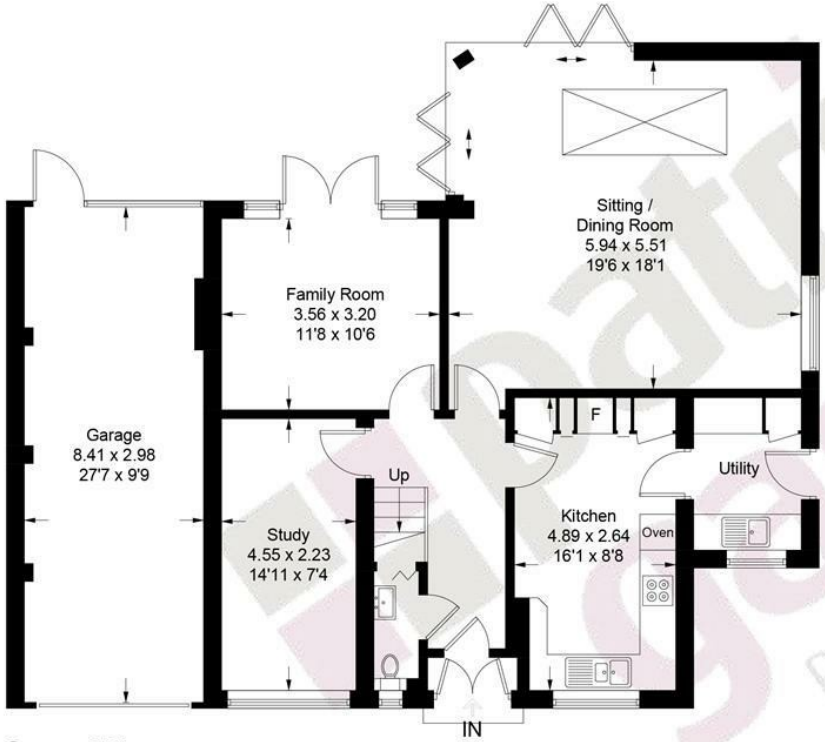

Ground Floor

First Floor

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. (ID1326980)

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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

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