



**15 Kidborough Down, Great Bookham,
Surrey KT23 4LG**

£1,275,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246. Proceed along taking the second turning on your left hand side into Groveside. Continue along and take the 3rd turning on your right into Kidborough Down whereby number 15 can be found on right hand side.

Local Authority

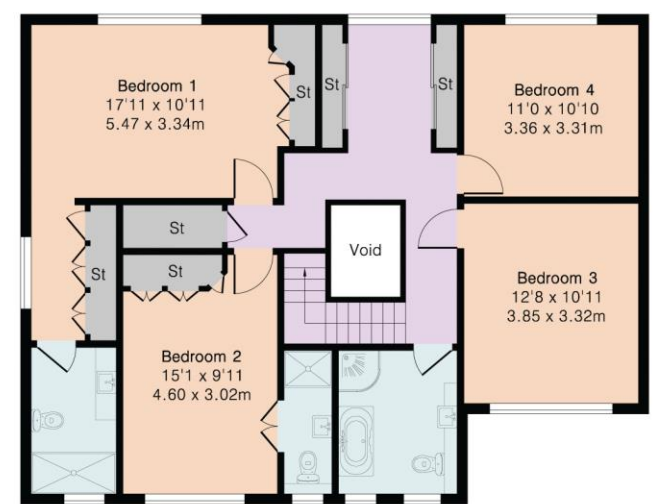
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G

**Approximate Gross Internal Area 2442 sq ft - 226 sq m
(Including Garage)**

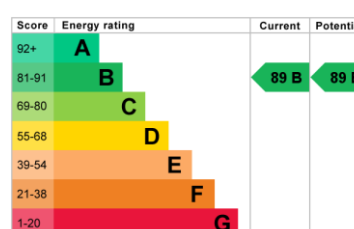
Ground Floor Area 1404 sq ft – 130 sq m
First Floor Area 1038 sq ft – 96 sq m



Ground Floor



First Floor



15 Kidborough Down, Bookham, KT23 4LG

A beautifully presented 4 bedroom detached home situated in a sought after cul de sac location enjoying outstanding and far reaching views over open National Trust farmland.

SITUATION

Originally constructed in 1972 this impressive residence has been reconfigured and comprehensively modernised by the current owners enabling the property to now benefit from stylish and well proportioned accommodation. On the ground floor this consists of a cloakroom, separate study incorporating a comprehensive range of Hyperion oak storage and display shelving, spacious living room/family room with a central feature log burning stove, Hyperion built-in units, spectacular views over adjoining National Trust farmland. The kitchen/breakfast room provides a comprehensive range of modern units with ample granite work surfaces and space for a good size breakfast table. In addition there is a separate utility room. To the first floor there is a large open gallery enjoying far reaching views, 4 good size bedrooms including master bedroom suite with Hulsta furniture, guest bedroom suite, 2 further bedrooms and a family bathroom/shower. The property itself is approached via a block pavia driveway giving off street parking for 3 cars which in turn leads to the integral double garage. Side gated access then leads to the delightful rear garden incorporating a wide paved sun terrace with a good expanse of lawn bordered by a variety of well stocked flower and shrub beds, enjoying a sunny southerly aspect with delightful views. Other benefits include 16 PV panels & 6 Solar panels.



SITUATION

The property is located in a popular cul de sac on the south side of the village approximately ½ mile from Bookham village centre which provides an excellent range of local amenities including two small supermarkets, doctors and dentist surgeries, a library, coffee shops, public houses and a number of other independent retailers. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

